

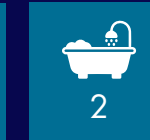


BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



16B SOUTH CHESTERS GARDENS

BONNYRIGG, MIDLOTHIAN EH19 3GF





WELCOME TO

16B SOUTH CHESTERS GARDENS

Set beside Burnbrae Park, this modern two-bedroom ground-floor flat forms part of a family-friendly development in popular Bonnyrigg. It is brought to market in move-in condition, enjoying bright and spacious rooms with fashionable interior design throughout. The home further boasts a sociable open-plan reception area with a well-appointed kitchen and private balcony, an en-suite and a family bathroom, and great storage. It also comes with an allocated parking space.

THE HIGHLIGHTS

- A modern ground-floor flat in move-in condition
- Family-friendly development in Bonnyrigg
- Private allocated parking space
- Well-maintained communal garden grounds
- Welcoming entrance hall with built-in storage
- Open-plan living/dining room/modern kitchen
- Sunny private balcony with parkland views
- Two double bedrooms with built-in wardrobes
- Quality three-piece en-suite shower room
- On-trend three-piece family bathroom







TAKE A LOOK AROUND

Accessed via a secure telephone-entry system, the flat's front door opens with a lovely introduction into an immaculate hall that sets the home's high standards. It also provides practical built-in storage. To the right, the open-plan kitchen, living and dining room offers a spacious setting for an excellent choice of furnishings. It is brightly illuminated by a wealth of southeast-facing windows, with the airy ambience further heightened by the attractive neutral décor. Furthermore, the space extends out onto a charming private balcony with a sunny aspect and parkland views. Meanwhile, the kitchen enhances the aesthetic of the reception room with modern cabinetry in light tones paired alongside complementary worktops and wood-textured splashbacks. It is neatly zoned too, retaining its own sense of space while remaining part of the sociable open-plan layout. An oven, gas hob, and fridge/freezer come integrated, with an undercounter washing machine also included.

BEDROOMS & BATHROOMS

The two double bedrooms are both beautifully presented and supplemented by built-in wardrobes. The principal suite, decorated in light hues and with a tasteful accent wall, further boasts a quality three-piece en-suite shower room. The second bedroom, on the other hand, has neutral styling and the versatility for creative use, such as an office (if required). Finishing the interiors is a modern three-piece family bathroom with an on-trend design. Gas central heating and double glazing ensure year-round comfort and efficiency.

THE DETAILS

All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.





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TWO DOUBLE BEDROOMS
WITH BUILT-IN WARDROBES





TOUR THE GROUNDS

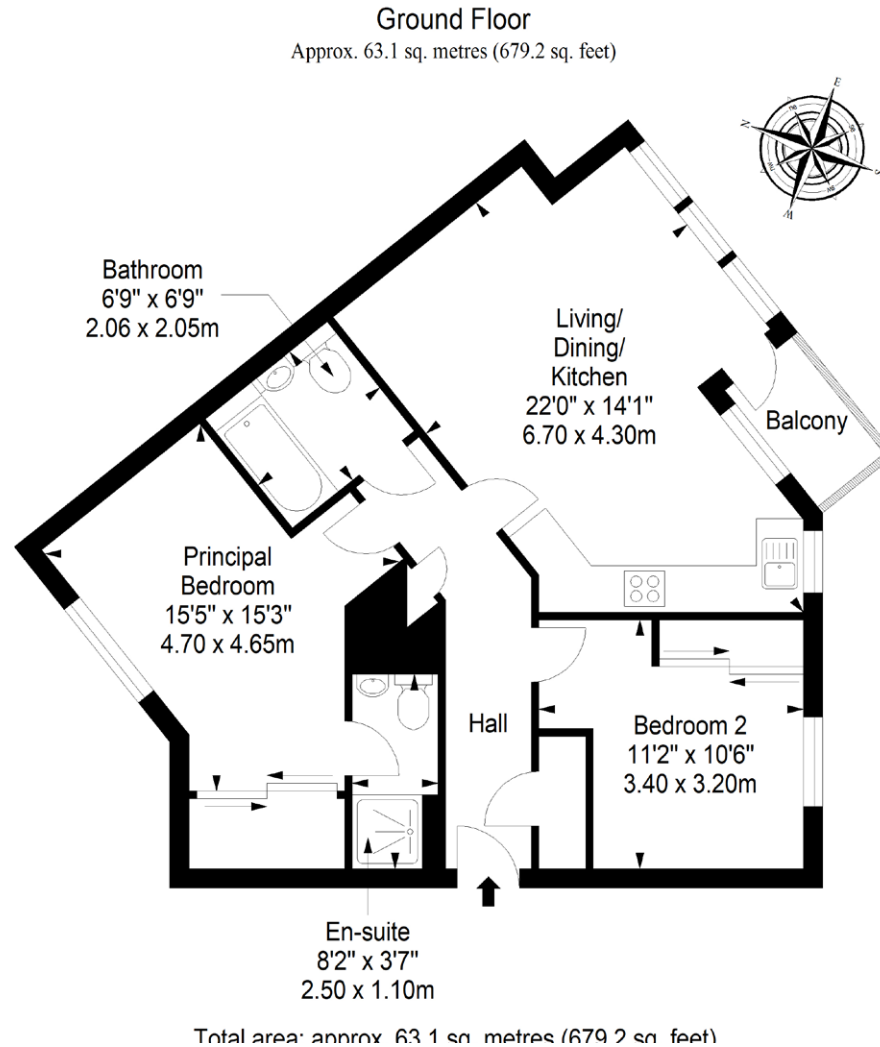
Externally, the development sits within well-maintained communal garden grounds and includes a bin store and secure bike storage. It also offers easy access to the sprawling greens and children's play equipment of neighbouring Burnbrae Park. In addition, the flat has the benefit of a private allocated parking space.

TELL US ABOUT

BONNYRIGG

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.

FLOORPLAN



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