










Offers Over
£155,000

49 Eldindean Terrace

Bonnyrigg | Midlothian | EH19 2HQ

This main door lower villa offers an excellent opportunity for first-time buyers or professionals seeking a well-presented home with the added benefits of private outdoor space and off-street parking. Set within the popular town of Bonnyrigg, the property enjoys a convenient location for commuters, with easy access to transport links into Edinburgh and a wide range of local amenities close at hand.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private garden
-  Driveway
-  EPC rating - C
-  Council tax band – B



Description

Accessed via its own private entrance, the property opens into a welcoming hallway, complete with two generously sized storage cupboards, ideal for keeping everyday essentials neatly tucked away. The front-facing reception room is bright and spacious, featuring neutral décor and carpeting, with ample room to accommodate both lounge and dining furniture, making it a versatile and comfortable living area.

The kitchen is fitted with stylish two-toned wall and base units, complemented by tiled splash areas. It offers practical workspace along with room for freestanding appliances, providing a functional space.

Both bedrooms are positioned to the rear of the property, overlooking the private garden and benefiting from a quieter aspect. One bedroom is finished with laminate flooring and a modern grey colour scheme, while the slightly larger second bedroom is carpeted and offers generous space for freestanding storage solutions.

The bathroom is designed as a wet room, featuring a two-piece white suite and an electric shower, offering ease of use and practicality.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine & fridge.

Gardens & Driveway

Externally, the property continues to impress. There is off-street parking for two vehicles to the front, along with the added convenience of an EV charger. To the rear, the fully enclosed garden provides a fantastic outdoor space, complete with fencing, a large patio area ideal for entertaining, a lawn, planted sections, and a timber shed for additional storage.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

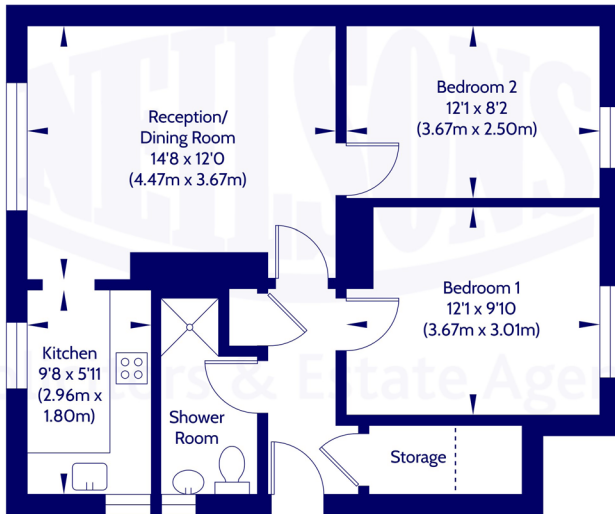
The property is quietly situated within an ever-popular residential district of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. The nearby Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 54 Sq M / 583 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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