NEILSONS

Solicitors & Estate Agents

Fixed Price

£420,000

26 Kinnear Drive

Bonnyrigg | Midlothian | EH19 3SQ

Tastefully presented four-bedroom detached villa, quietly positioned within a sought-after modern development in Bonnyrigg. The property benefits from a delightful private rear garden with superb decked area, an integrated garage and driveway. The property is situated close to superb amenities, schooling and transport links, and will make an ideal family home.

- 4 bedrooms
- 2 public rooms
- 3 bathrooms
- Private garden
- Garage & driveway
- EPC Band - B
- Council Tax Band - D

Description

Located in the popular town of Bonnyrigg this impressive detached property has bright and generously proportioned accommodation over two levels. On ground level is a lovely sitting room, superb kitchen/dining room opening out to the rear garden, utility room also providing access to the rear garden and WC compartment.

The first floor comprises principal bedroom with built-in wardrobes and stylish en-suite shower room, bedroom 2 also with built-in wardrobes and an en-suite shower room, bedroom 3, bedroom 4/study and family bathroom. There is also a floored attic providing excellent storage.

Further benefits include gas central heating, double glazing, security alarm system and solar panels.

Factor fees are payable of approximately £33 per month.

Gardens & Parking

Externally, the property enjoys a lovely enclosed private rear garden featuring a superb raised decked area and an area laid to lawn. To the front is a driveway and garage.

Extras

Included in the sale price are the integrated gas hob, double oven, extractor hood, fridge-freezer, dishwasher, blinds, light fittings and fitted floor coverings.

Viewing

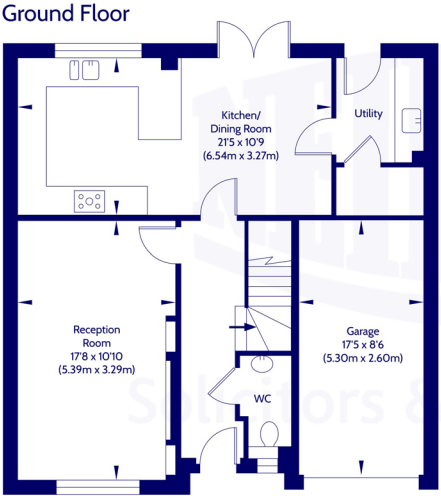
By appointment through Neilsons 0131 625 2222.

Location

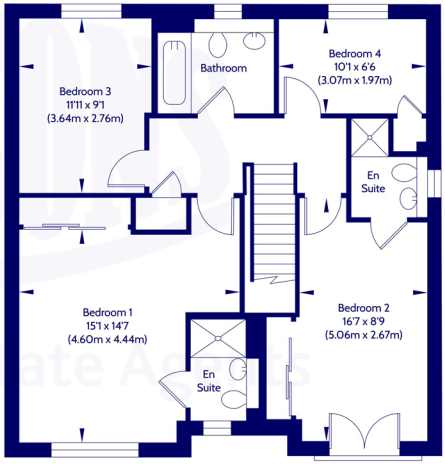
Kinnear Drive forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and there is a train station nearby, ideal for the commuter. 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 and King George V Park is just a short walk away. Kings Acre, Broomieknowe and Melville golf courses are 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 from nursery to secondary level, with the property being in the catchment for Lasswade High School.

Approx. Gross Internal Floor Area 133 Sq M / 1432 Sq Ft.

Ground Floor



1st 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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Bonnyrigg
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