




Offers Over

£320,000

9 Rose Avenue

Bonnyrigg | Midlothian | EH19 3RD

A superb opportunity has arisen to acquire this generously proportioned three-bedroom detached bungalow forming part of a sought-after development within the popular Midlothian town of Bonnyrigg. Boasting a garage, generous private gardens, and excellent proximity to local amenities, reputable schooling, and convenient transport links, the property is ideally suited to a variety of purchasers including young couples, families, and those seeking accommodation on one level.

 3 bedrooms

 2 public rooms

 1 bathroom

 Private gardens

 Garage & driveway

 EPC Band - C

 Council Tax Band - E



Description

Internally, the accommodation is well-proportioned throughout and briefly comprises a welcoming entrance hallway with a double cloak cupboard and access to the attic. The bright and airy bay-fronted lounge/diner enjoys a dual aspect outlook and offers ample space for both lounge and dining furniture, creating an great setting for everyday living and entertaining. The charming kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial tiling in splash areas, under-unit lighting, and an attractive tiled feature wall. Located off the kitchen is a delightful conservatory enjoying a triple aspect outlook, with sliding patio doors providing direct access to the garden. This versatile room offers flexible use as an additional sitting room, dining space, or home office. Bedroom one is a good-sized rear-facing double room featuring a triple mirrored wardrobe and a peaceful outlook. Bedroom two is another comfortable double with a side-facing aspect and integrated mirrored double wardrobe. Both double bedrooms offer ample space for freestanding furniture and a variety of layout options. Bedroom three is a versatile single room positioned to the front of the property, ideal as a nursery, dressing room, or home office. Completing the accommodation is a stylish shower room fitted with a walk-in rainfall shower, heated towel rail, large mirror, and a contemporary mix of tiling and wall panelling.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys a private front garden laid to lawn and a substantial rear garden featuring a patio area, chipped stone section, well-maintained lawn, greenhouse, shed, and excellent screening for privacy. A driveway provides off-street parking for several vehicles and leads to a single garage. External power points and an outdoor tap add further practicality.

Extras

Selected fixtures and fittings, including; freestanding range cooker and fridge-freezer, integrated washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





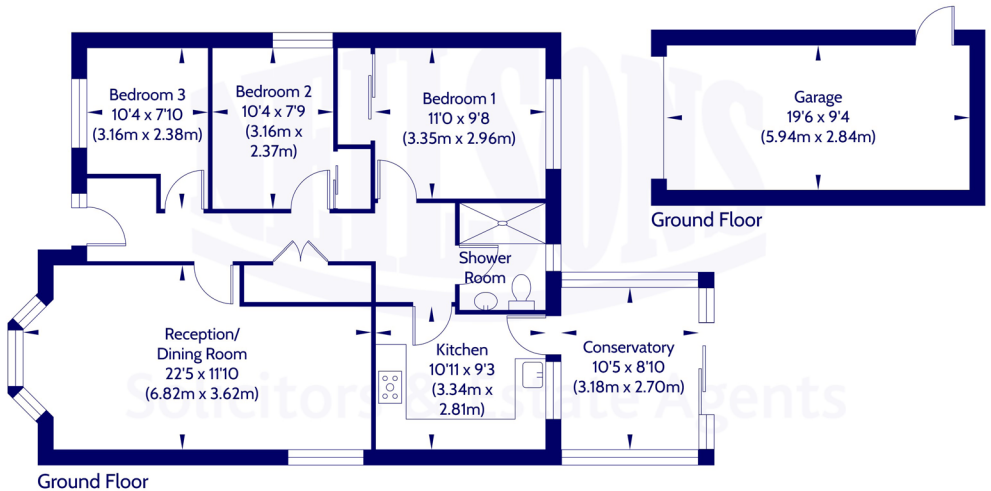
Location

Rose Avenue 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 access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The property is nearby train stations for ideal for commuting. 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 King George V Park just a short walk away. Kings Acre park, 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 for nursery to secondary level.





Approx. Gross Internal Floor Area 84 Sq M / 901 Sq Ft.



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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