










Offers Over
£310,000

6 Pendreich Drive

Bonnyrigg | Midlothian | EH19 2DX

A fantastic opportunity has arisen to purchase this attractive and generously proportioned semi-detached bungalow with lovely private gardens, driveway and garage, pleasantly situated within a quiet setting close to a host of fantastic local amenities, schooling and transport links.

-  3 Bedrooms
-  2 Public rooms
-  1 Shower room
-  Driveway & Garage
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

The accommodation in brief comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage cupboard, spacious and bright bay-windowed reception room, stylish fitted kitchen with door leading to the generous sized conservatory which pleasantly overlooks the rear garden, light and airy double bedroom with fitted wardrobes, further well proportioned bedroom 3/dining room, modern shower room with shower cubicle and finally on the upper floor there is the principal bedroom with excellent storage facilities and lovely open views. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker and dishwasher.

Gardens, Driveway & Garage

A real feature of this property is the generously sized private garden to the rear which has been well maintained. A long driveway to the side provides off-street parking and leads to the detached garage and a further section of private garden can be found to the front with path leading to the front door.

Viewing

By appointment with Neilsons on 0131 625 2222.





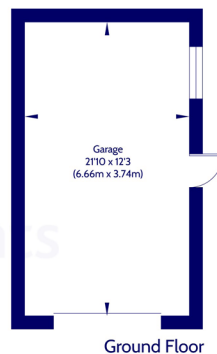
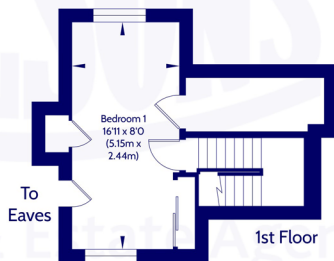
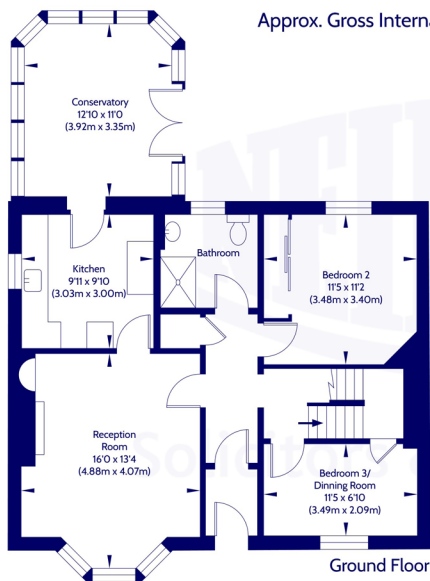
Location

Pendreich Drive is quietly situated within the 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 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. 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 from nursery to secondary level.





Approx. Gross Internal Floor Area 103 Sq M / 1108 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

