










Offers Over

£340,000

20 Rose Avenue

Bonnyrigg | Midlothian | EH19 3RD

A fantastic opportunity has arisen to purchase this impressive detached bungalow set of a substantial corner plot with sizeable, wraparound landscaped gardens, extensive driveway and single garage. Quietly tucked away at the end of a pleasant cul-de-sac, this property offers a high degree of privacy and yet is within easy access to excellent amenities, reputable schooling and superb transport links.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - E



Description

Forming part of an established modern development, the generously proportioned accommodation has been very well maintained and offers an excellent home in a great location, undoubtedly appealing to families, professionals and retirees alike or those seeking the convenience of spacious bungalow living. It should also be noted that the property has been designed for wheelchair access. The light and stylish accommodation comprises; L-shaped hallway with storage provisions with all rooms located off. There is a substantial bay windowed reception room with further window to side providing excellent natural light and features a fireplace incorporating the electric stove. The generously proportioned kitchen/diningroom is fitted out with a range of wall and base units with built-in hob/oven and hood, American fridge freezer and washing machine. The principal bedroom is of generous proportions and is located to the rear with built-in wardrobes and there are two further double bedrooms, with the larger of the two benefiting from fitted wardrobes. The family bathroom comprises of a white three piece suite with WC and wash hand basin set within vanity units with electric shower over the bath. In addition, there is a large attic together with a gas central heating system and double glazed window units.



Extras

All the fitted floor covering and blinds shall be included in the sale together with the built-in hob/oven/hood, American fridge freezer, washing machine and the wall-mounted TV in the kitchen can be included if desired.

Externally

The property commands a large corner plot with wraparound gardens together with an extensive driveway to the front, providing off-street parking for several vehicles. The large single garage has power and light with secondary door access to the rear and overhead storage space. The fully enclosed rear garden has recently been landscaped and offers a lovely addition to this home, with recently paved patio ideal for outside dining, area of lawn with attractive borders.

Factors

There is a factoring fee of approx. £285 per annum payable to Greenbelt Group for the upkeep of the communal garden grounds within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





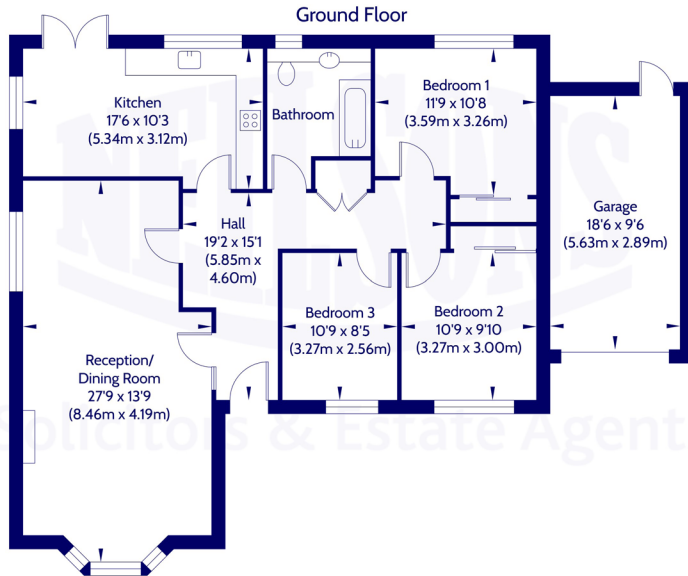
Location

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 104 Sq M / 1123 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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