










Offers Over

£315,000

2 Golf Course Road

Bonnyrigg | Midlothian | EH19 2EX

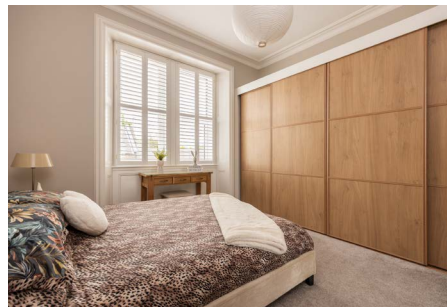
Simply Stunning! This most impressive 2-bedroom upper villa with beautifully maintained communal rear garden (shared with only one other property) is offered to the market in true turn-key condition, situated within the heart of Bonnyrigg with excellent amenities and bus links literally on the doorstep!

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Communal Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

This beautifully presented home offers a seamless fusion of timeless character and modern sophistication, combining charming period features with high-quality contemporary finishes. Finished to an exceptional standard throughout, the property shall undoubtedly appeal to the professionals seeking both style and comfort. Upon entry, a bright and welcoming hallway sets an immediate tone of space and quality. The impressive bay-windowed reception room enjoys open southerly aspects, flooding the space with natural light. A central fireplace, complete with a living flame gas stove, creates a stylish focal point, ideal for both relaxed evenings and entertaining guests. To the rear, the property boasts a sleek, fully integrated kitchen, thoughtfully designed with contemporary white wall and base units, contrasting splashbacks, under-unit lighting and complementary work surfaces incorporating the inset sink, Induction hob with hood above and separate eye level oven. The integrated appliances include fridge and dishwasher. Adjoining the kitchen, a well-appointed utility room provides additional storage and dedicated space for additional white goods, while also housing the combi boiler. There are two attractive, generously proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A versatile study offers an ideal home office environment, filled with natural light—perfectly suited to modern working requirements. Completing the home is a contemporary, fully tiled shower room, featuring a sleek three-piece suite with walk-in enclosure with a luxury dual rainfall shower system. Additional benefits include a spacious attic, gas central heating, and double glazing throughout, ensuring comfort and energy efficiency all year round. Early viewing is highly recommended to fully appreciate the quality, character, and lifestyle this exceptional home has to offer.



Extras

All fitted floor coverings and shutters will be included in the sale together with the induction hob, hood, oven, integrated fridge and dishwasher.

Externally

There is a beautifully maintained communal garden located to the rear of the property. The garden is shared with only one other property and offers a delightful space for outdoor enjoyment. Mainly paved for ease of maintenance with raised rockeries with an array of established plants and shrubs. Ample unrestricted parking is available to the front and side of the property.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

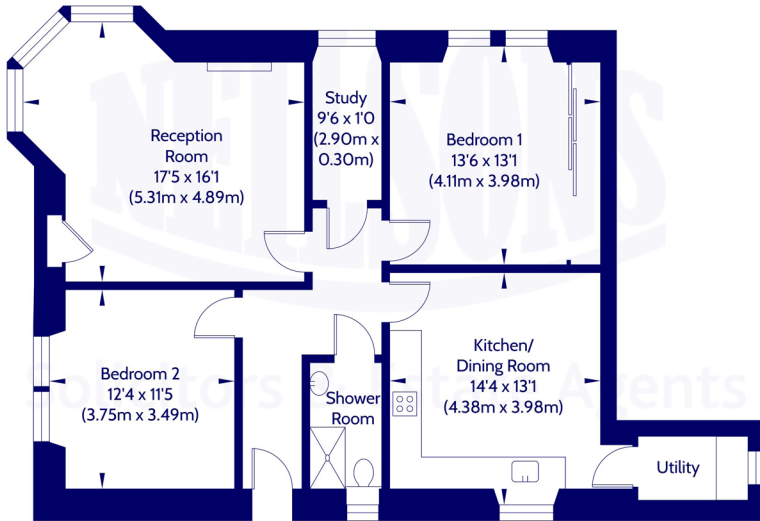
Golf Course Road is one of the most desirable streets within Bonnyrigg, situated within an ever-popular residential district of the town, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh 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 a short walk away 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 90 Sq M / 964 Sq Ft.

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.



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