



14 Gordon Avenue, Bonnyrigg

Offers Over £225,000





14 Gordon Avenue

Bonnyrigg

Beautifully presented three-bedroom end-terraced family home in a sought-after Bonnyrigg location, with a garden pod, solar panels with battery storage and generous living space throughout.

Council Tax band: C

Tenure: Freehold

- Beautifully presented three-bedroom end-terraced home
- One of the largest house styles in the development
- Spacious open-plan living and dining room
- Modern fitted kitchen with integrated appliances
- Three double bedrooms with fitted wardrobes
- Contemporary family bathroom
- Solar panels with battery storage (under warranty)
- Versatile garden pod – ideal office, gym or studio
- Private south-west facing rear garden
- Excellent family location close to schools, Eskbank Station and transport links



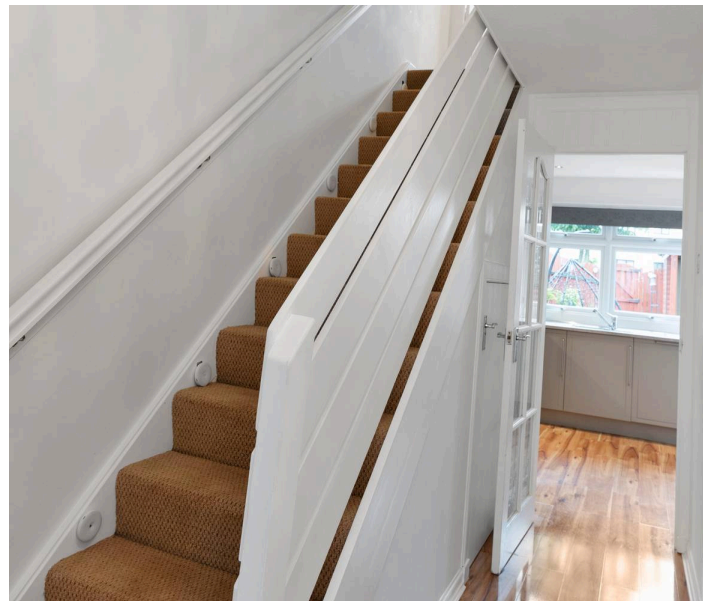
Entrance Hall

Entrance Hall. Every great family home begins with a warm welcome, and this bright, airy entrance hall sets the tone perfectly. Natural light flows through glazed internal doors, creating an immediate sense of space while drawing you through to the heart of the home. Practicality has been thoughtfully considered, with a generous storage cupboard for coats and shoes on arrival, complemented by additional under stair storage to help keep everyday family life organised and clutter free. Bright, welcoming and designed with modern family living in mind, it's the perfect introduction to everything this home has to offer.

Kitchen

9' 10" x 9' 6" (3.00m x 2.90m)

Kitchen. Thoughtfully designed with both style and practicality in mind, the modern kitchen is a bright and welcoming space where everyday family life naturally comes together. A window overlooking the rear garden and a glazed door leading directly outside allow natural light to flood the room while providing easy access for outdoor dining and entertaining during the warmer months. Offering generous worktop space, ample storage and an excellent range of integrated appliances, including a fridge, freezer, dishwasher, condensed tumble drier, oven, and hob, the kitchen has been designed to make cooking and family life both enjoyable and effortless. An additional storage cupboard provides valuable extra space, helping to keep everything neatly organised. Contemporary, practical and beautifully connected to both the home and the garden, it's a kitchen designed for modern family living.



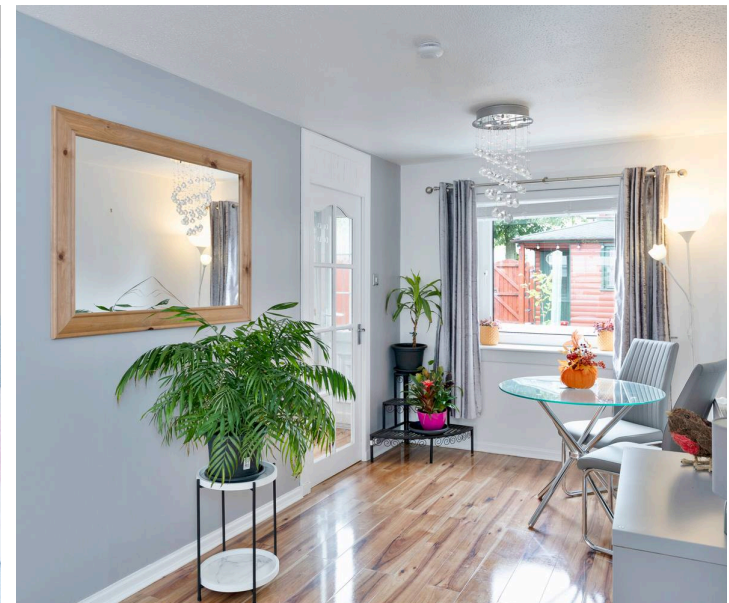
Living/Dining Room

27' 7" x 11' 2" (8.40m x 3.40m)

Living / Dining Room. Stretching the full length of the home, this beautifully proportioned open plan living and dining room has been designed around family life. Natural light pours in through the large front window and a second window overlooking the rear garden, creating a wonderfully bright and inviting space throughout the day. Whether it's relaxing together after a busy day, hosting family celebrations or enjoying everyday meals, this generous room offers the flexibility to adapt to every occasion. The dining area flows effortlessly into the kitchen via a glazed internal door, making entertaining and family living both practical and convenient. Spacious, versatile and filled with natural light, this is a room where everyday moments become lasting memories.

Landing

Landing. The bright first floor landing provides access to all three double bedrooms and the family bathroom, creating a natural flow between the living and sleeping accommodation. Natural light enhances the sense of space, while access to the attic is provided via a Ramsay ladder. Partially floored, the attic offers excellent additional storage, helping to keep the home organised while making the most of the available space. Practical, bright and thoughtfully designed, it's a space that continues the home's welcoming feel throughout.





Bedroom 1

15' 9" x 8' 6" (4.80m x 2.60m)

Bedroom One. Positioned to the front of the property, the principal bedroom is a spacious double room, offering a bright and peaceful retreat at the end of the day. A large window fills the room with natural light, enhancing the sense of space, while built-in wardrobes provide excellent storage and help maintain a clean, uncluttered feel. Comfortable, well-proportioned and thoughtfully designed, it's a bedroom that combines practicality with everyday relaxation.

Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom Two. Overlooking the rear garden, this generous double bedroom enjoys a peaceful outlook, making it an ideal space to relax and unwind. Well proportioned and conveniently positioned adjacent to the family bathroom, the room also benefits from fitted wardrobes, providing excellent built-in storage while maintaining a bright and spacious feel. Whether used as a comfortable guest room, children's bedroom or additional principal bedroom, this versatile space is perfectly suited to modern family living.



Bedroom 3

12' 10" x 9' 2" (3.90m x 2.80m)

Bedroom Three. Completing the bedroom accommodation is another generously sized double, offering exceptional versatility to suit a growing family's changing needs. A large window to the front fills the room with natural light, while an extensive run of fitted wardrobes provides outstanding storage, keeping the space both practical and uncluttered. Recessed downlights and an integrated ceiling sound system add a contemporary touch, creating a room that's as enjoyable as it is functional. Currently arranged as a home gym, this flexible space could equally serve as a generous double bedroom, stylish home office or hobby room, adapting effortlessly to your lifestyle.

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

Family Bathroom. Beautifully presented in a timeless white finish, the family bathroom is bright, fresh and designed with both comfort and practicality in mind. Fully tiled for a clean, contemporary look, it features a full size bath with a shower over, offering the flexibility of a relaxing soak or a quick start to the day. A rear-facing window allows natural light and ventilation to enhance the bright and welcoming feel of the room. Thoughtfully designed and finished to a high standard, it's a stylish space that perfectly complements the rest of this beautifully maintained family home.





Garden Pod.

A superb addition to the home, the beautifully appointed garden pod offers a versatile space that can be tailored to suit a variety of lifestyles. Fully equipped with electricity, heating and recessed downlights, it provides comfortable year-round use, whether as a home office, gym, studio, hobby room or simply a peaceful retreat away from the main house.

An integrated storage shed adds further practicality, providing valuable space for garden equipment while keeping the main pod free for everyday enjoyment.

Thoughtfully designed and exceptionally flexible, this impressive space is a feature you'll quickly wonder how you ever lived without.



GARDEN

Front Garden. Occupying a peaceful end-terrace position, the property enjoys a quiet pedestrian setting with no passing road traffic, creating a welcoming approach and a real sense of privacy. The spacious front garden has been designed for easy maintenance, providing an attractive outdoor space to enjoy throughout the year while enhancing the home's excellent kerb appeal. Quiet, practical and pleasantly tucked away, it's the perfect introduction to this wonderful family home.

REAR GARDEN

Rear Garden & Garden Pod. Designed to be enjoyed as much as the home itself, the generous rear garden is a true extension of the living space. Benefiting from a desirable south-west facing aspect, it enjoys sunshine throughout much of the day, while the decked terrace provides the perfect setting for outdoor dining, entertaining or simply relaxing. Beautifully landscaped for ease of maintenance, the garden offers an excellent balance of practicality and enjoyment. Its standout feature is the superb garden pod – a versatile retreat complete with heating, electricity and an integrated storage shed. Whether you're looking for a home office, gym, studio, hobby room or simply a peaceful place to unwind, this impressive space offers endless possibilities all year round. Beyond the rear gate lies a well-maintained communal green surrounded by mature trees, creating a wonderfully open outlook and ensuring there are no properties directly overlooking the garden from behind. The result is a peaceful, private setting that feels more like a sanctuary than a typical suburban garden. More than just outside space, it's somewhere you'll look forward to spending time every day.





DISCLAIMER

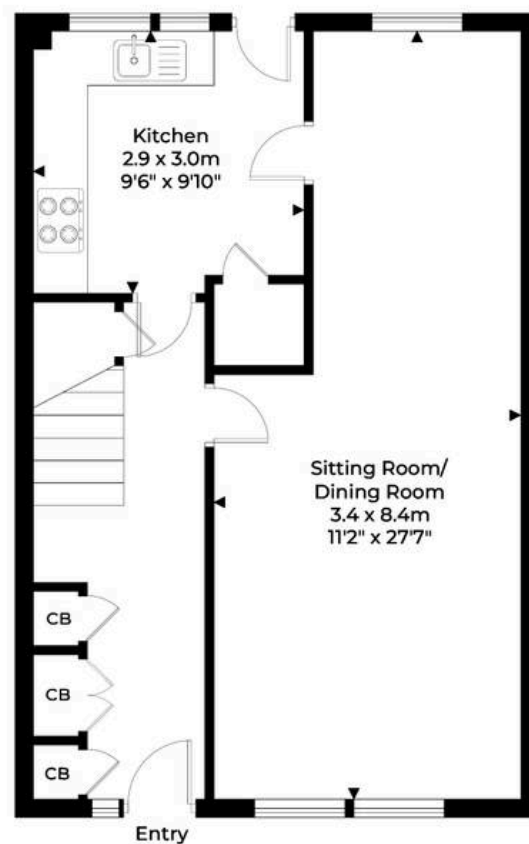
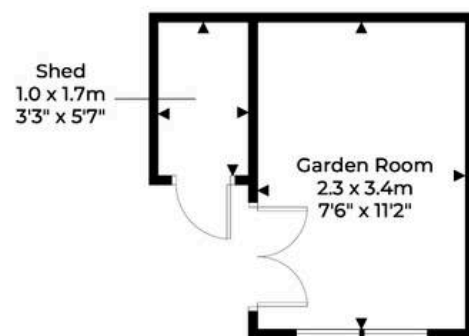
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14 Gordon Avenue EH19 2PQ
 Approximate Gross Area
 94 sq m / 1012 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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