



1 Rose Park  
BONNYRIGG | EH19 3RL

 **warners**  
solicitors & estate agents



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Beautifully presented detached villa occupying a prime corner plot with a lovely south-facing garden on an ever popular development which sits within easy reach of the town's varied amenities, schooling and great transport links.

Viewing is highly recommended to appreciate this most appealing family sized home. Great storage includes mirrored wardrobes in the two larger bedrooms and cupboard space on each floor. The living/dining room has patio doors for direct access out into the fully enclosed child and pet friendly garden, which has been attractively landscaped ensuring a choice of spaces for outdoor relaxation including a large patio, covered seating area and summerhouse with power. The front garden is flanked by a driveway providing off-street parking.

- Superb family home
- Entrance hall
- Dual aspect living/dining room with patio doors to garden
- Three bedrooms, two with mirrored wardrobes
- En-suite facility/electric shower serving main bedroom
- Family bathroom
- Downstairs WC
- Double glazing
- Gas central heating
- Driveway
- Sunny landscaped rear garden
- Summerhouse and covered seating area
- Eskbank Railway Station and the A1 close to hand

Council Tax E, Energy Rating C

Factor with Greenbelt group Ltd £280 a year for maintenance of park and green areas This is paid by 10 monthly payments

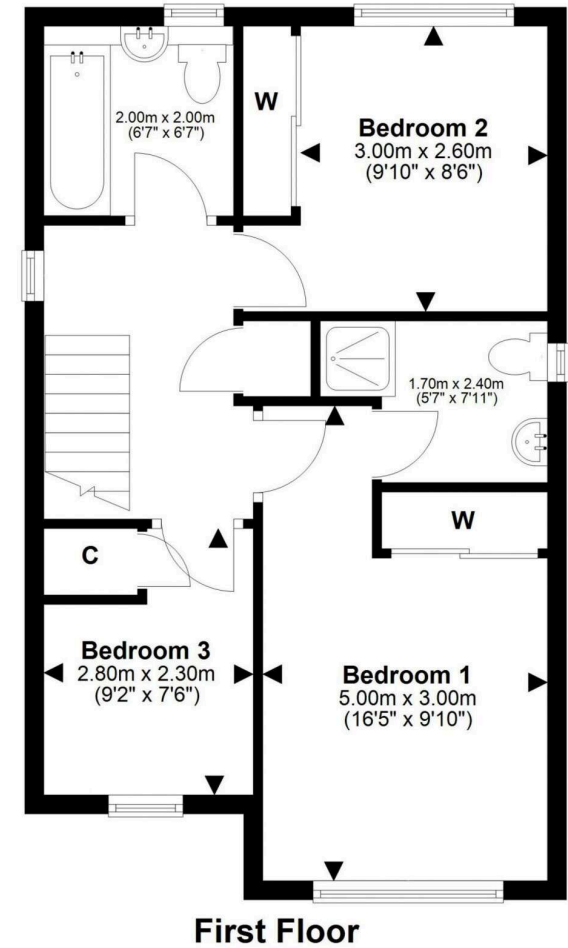
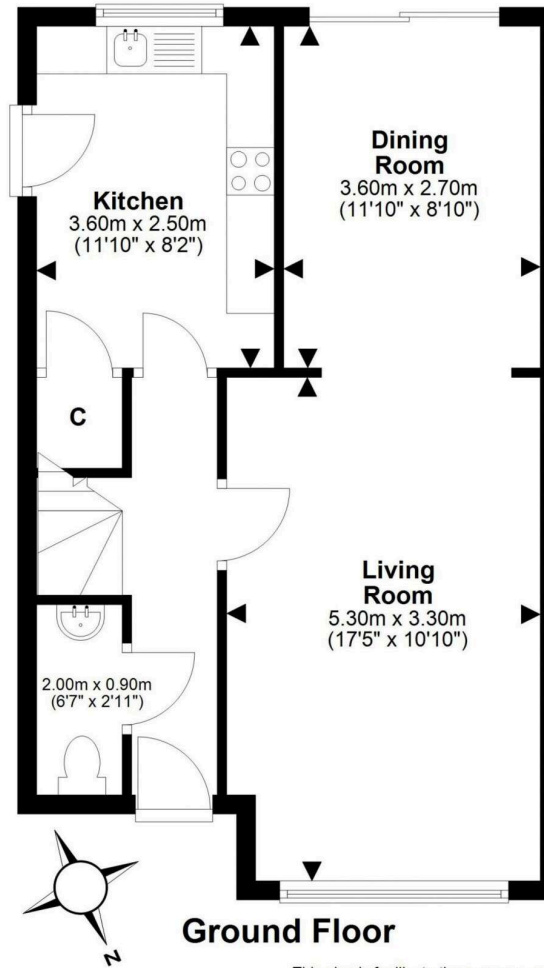
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be all blinds, fitted floorcoverings, the integrated oven and hob, and the dishwasher, fridge freezer and washing machine.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.