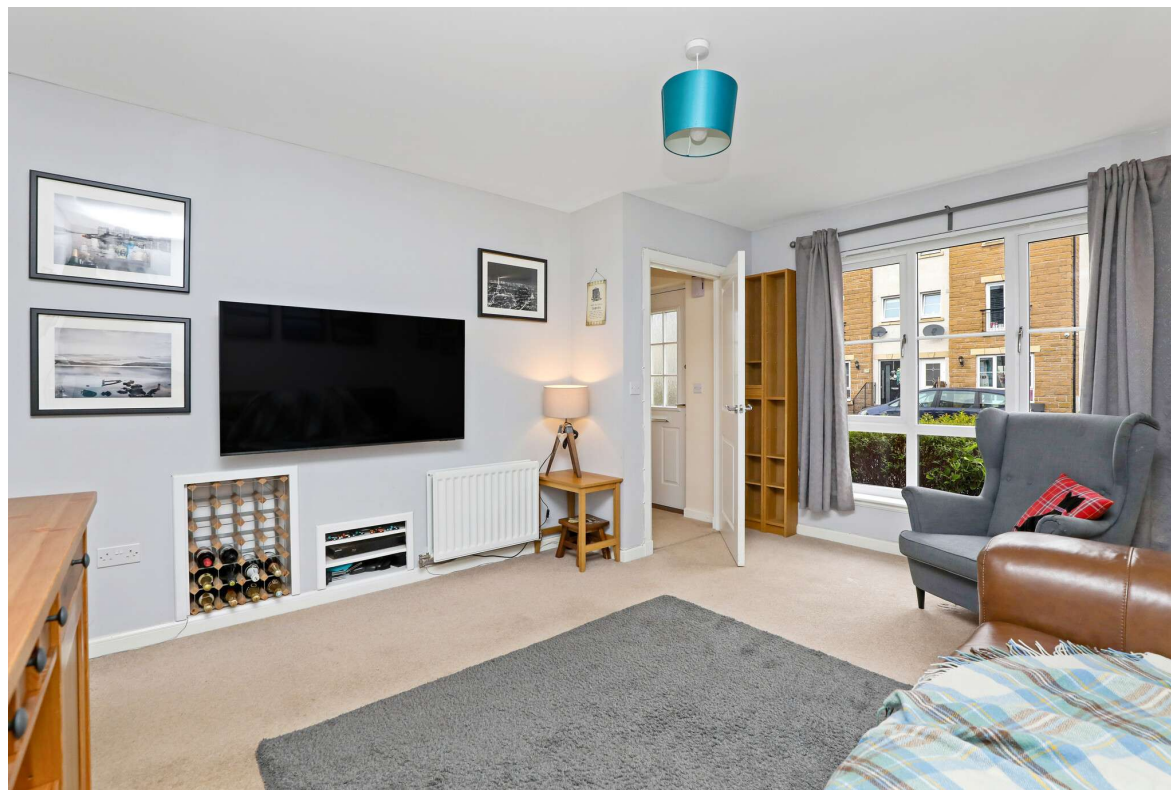




27 South Chesters Drive
BONNYRIGG | MIDLOTHIAN | EH19 3WJ


warners
solicitors & estate agents



27 South Chesters Drive

BONNYRIGG | MIDLOTHIAN | EH19 3WJ

Beautifully presented, this spacious five-bedroom end-terraced townhouse forms part of the sought-after Hopefield development in Bonnyrigg. Ideally located close to excellent amenities, well-regarded schools and superb transport links, it offers flexible family accommodation over three levels.

The welcoming hallway leads to a bright lounge opening into the dining area, while the contemporary kitchen/diner enjoys French doors to the rear garden. The kitchen is fitted with modern cabinetry, under-unit lighting and practical panelled walls, complemented by a separate utility room and ground-floor WC.

The first floor features an impressive principal bedroom with twin Juliet balconies, mirrored fitted wardrobes and a modern en suite with double shower. A second generous double bedroom benefits from a walk-in wardrobe.

On the upper floor are two further double bedrooms, one with a walk-in wardrobe and the other with fitted wardrobes, plus a versatile single bedroom currently used as a home office. A contemporary family bathroom completes the accommodation.

Further benefits include gas central heating, double glazing and a partially floored attic.

- Five-bedroom end-terraced townhouse over three levels.
- Sought-after Hopefield development.
- Stylish kitchen/diner with utility room.
- Principal suite with en suite and twin Juliet balconies.
- Landscaped rear garden with patio and decking.
- Driveway, allocated parking, and excellent storage.

Energy Rating B. Council Tax band F.

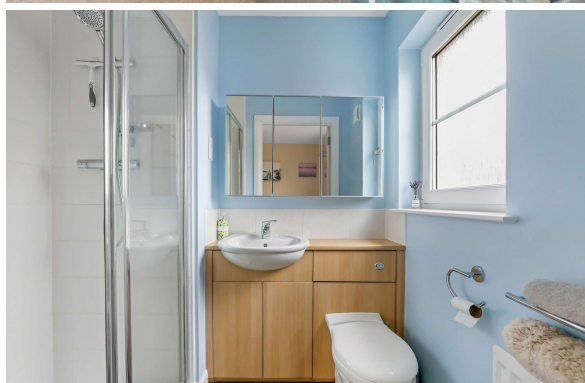
Included in the sale will be all curtains and blinds, the integrated appliances (oven, fridge freezer and dishwasher) and the garden shed.

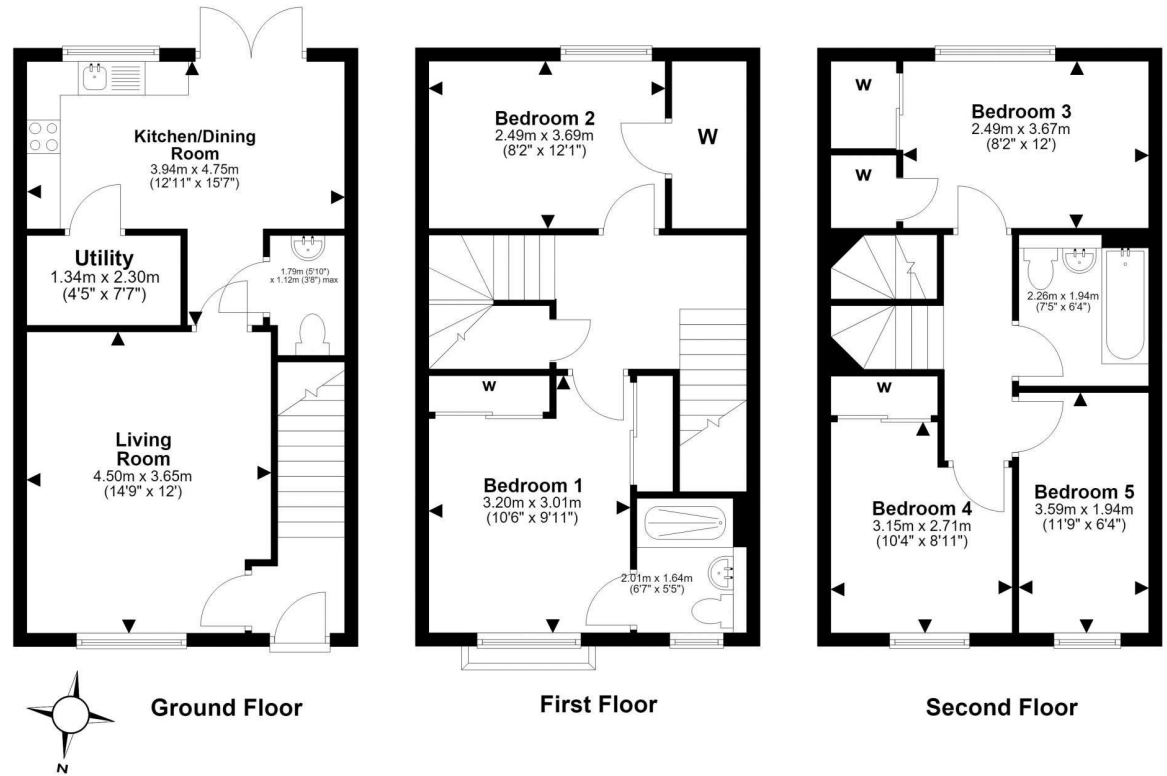
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factor Fee of £46 per quarter, plus £13 per month to Scottish Woodlands.

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.