



**19 Viewbank View  
Bonnyrigg, EH19 2HU**

**Offers Over £699,500**

- ★ Exceptional Four Bedroom Detached Property
- ★ Generous Accommodation - All Bedrooms With Built-In Wardrobes
  - ★ Solar Panels and Underfloor Bathroom Heating
  - ★ Stunning Kitchen-Dining Room
- ★ Extensive Private Gardens   ★ Gas Central Heating and Double Glazing

### *Why You'll Love this Home*

Occupying an enviable private position overlooking the golf course in one of Bonnyrigg's most sought after residential settings, this exceptional four bedroom detached home offers luxury family living in a truly outstanding location.

Beautifully presented throughout and finished to an exceptional standard, the property has been thoughtfully designed to combine elegant interiors with practical family living. From the generous reception rooms to the beautifully landscaped gardens, every part of the home has been created with comfort, style, and entertaining in mind.

At the heart of the property is a stunning open plan kitchen and dining room, complemented by an elegant formal living room, a stylish sitting room complete with a bespoke corner bar, a bright conservatory, and a generous study, providing an exceptional amount of flexible living space.

Upstairs, four spacious double bedrooms provide excellent family accommodation. Three of the bedrooms benefit from luxurious en-suite shower rooms, while the beautifully appointed family bathroom serves the remaining bedroom. Underfloor heating to both the principal en-suite and family bathroom adds an additional touch of everyday luxury.

Outside, the home continues to impress with beautifully maintained gardens, a substantial double garage, generous private driveway, and a wonderful outlook across the neighbouring golf course, creating a setting that feels both peaceful and exclusive.

Further benefits include extensive built-in storage, a floored loft, solar panels, gas central heating, and double glazing. Offering an exceptional combination of space, quality, and location, this is a superb family home



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### Arrival

A bright and welcoming reception hallway immediately sets the tone for the home, with elegant décor, excellent built in storage, and an attractive staircase leading to the first floor. From the moment you step inside, there's a real sense of space and quality that continues throughout the property.

### Living Space

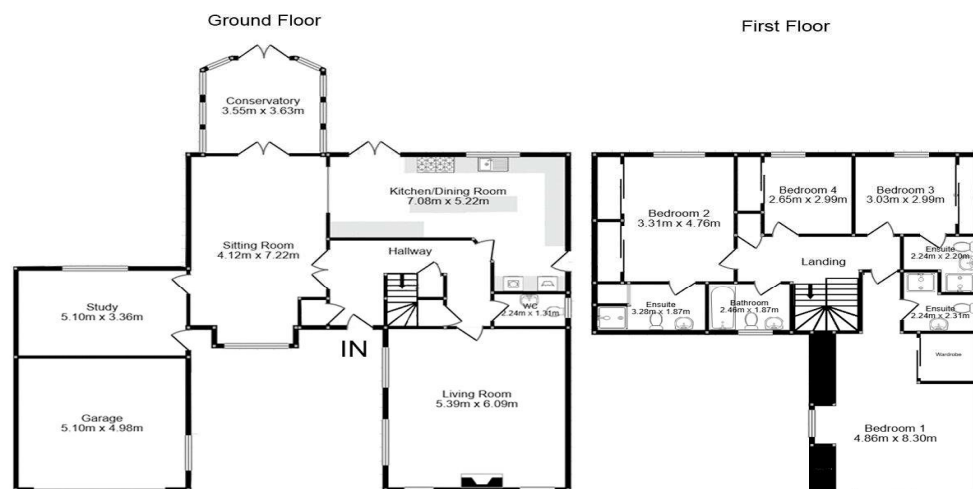
Designed around modern family life, the ground floor offers a wonderful balance of formal and informal living. The elegant living room is beautifully proportioned and filled with natural light from dual aspect windows, with a feature fireplace creating an attractive focal point. At the heart of the home is the impressive kitchen and dining room, finished with sleek high gloss cabinetry, quality integrated appliances, and a substantial central island providing additional preparation space and informal seating. The kitchen flows naturally into the sitting room, where a bespoke corner bar creates a unique feature for entertaining. French doors lead into the conservatory, a bright additional reception room overlooking the gardens and providing direct access outside. Completing the ground floor is a versatile study, ideal as a home office, playroom or occasional fifth bedroom, together with a guest WC.

### Bedrooms & Bathrooms

Upstairs, four generous double bedrooms provide excellent family accommodation. Three enjoy the luxury of their own en suite shower rooms, while the principal bedroom also benefits from extensive fitted wardrobes and underfloor heating within the en suite. A beautifully finished family bathroom serves the remaining bedroom and features quality cabinetry, contemporary fittings, a full size bath, and underfloor heating. Excellent built in storage continues throughout the first floor, together with access to a fully floored loft.

### Outside

The gardens have been thoughtfully landscaped to create a private and peaceful setting. To the rear, generous lawns are framed by mature trees and established planting, while several patio areas provide excellent spaces for outdoor dining and relaxing. A charming garden studio, currently used as an art workshop, offers fantastic flexibility and would also make an ideal home office, gym, or hobby room. To the front, a generous private driveway provides parking for several vehicles and leads to the substantial double garage.



### Practical Information

Price: Offers Over £699,500

Size: 227m<sup>2</sup>

Council Tax: G

EPC: B

Parking: Driveway and Garage