



7 Myredale, Bonnyrigg

Bonnyrigg EH19

Fixed Price **£289,000**





7 Myredale

Bonnyrigg, Bonnyrigg

A beautifully extended four-bedroom semi-detached home in Bonnyrigg, EH19, offering open-plan living, a principal en-suite bedroom, and private driveway parking. Tucked away within a quiet cul-de-sac and enjoying open green space to the rear, the home combines a sense of calm with excellent connectivity, just 15 minutes from Edinburgh.

Council Tax band: D

- Extended 4-bedroom semi-detached home in Bonnyrigg (EH19)
- Bright Open-Plan Living & Dining Area with French Doors to Patio
- Ground Floor Principal Bedroom with Private En-Suite
- Private Driveway with Off-Street Parking
- Quiet Cul-De-Sac within an Established Residential Area
- Schools Within Walking Distance – Ideal for Families
- Excellent transport links with Edinburgh around 15 minutes away



Entrance Hallway

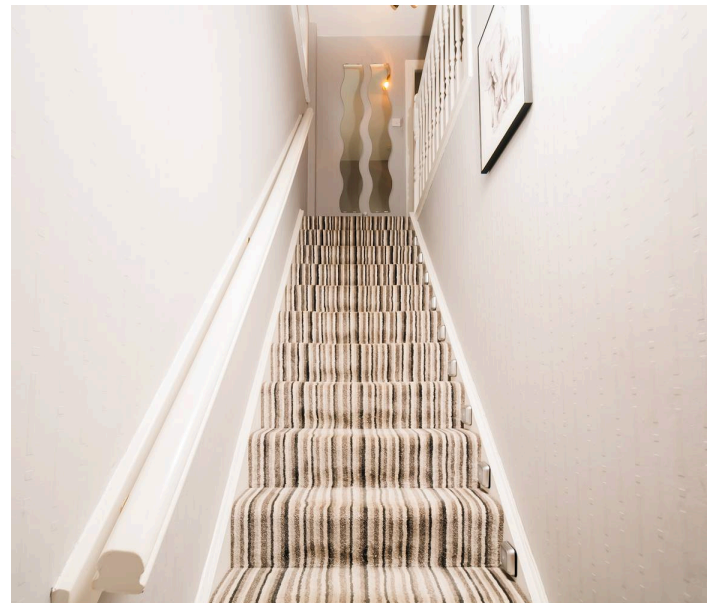
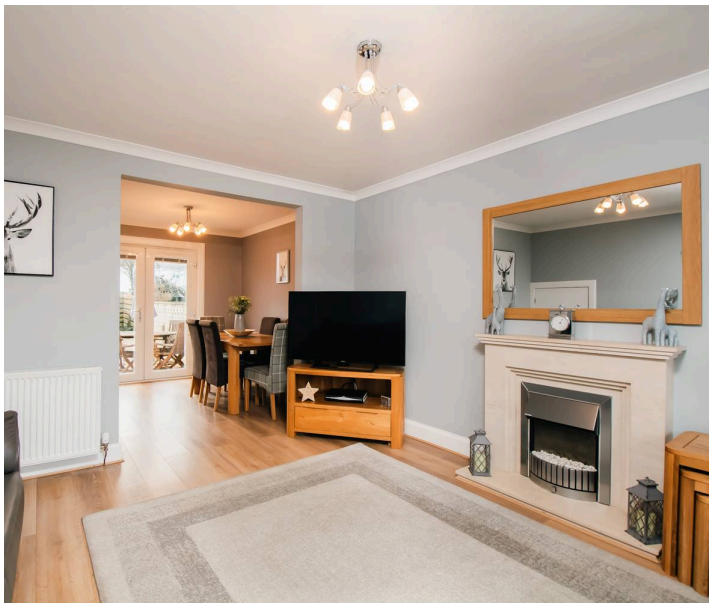
14' 5" x 7' 3" (4.40m x 2.20m)

Step inside and you're welcomed by a bright, warm hallway that immediately sets a reassuring tone. Natural light drifts down from the window above the staircase, softly illuminating the space and creating an effortless sense of openness. The staircase rises gently ahead, while the hallway flows seamlessly into the open-plan living areas and the principal bedroom suite – a calm and composed introduction to a home designed for easy, modern living.

Living Room

14' 5" x 13' 1" (4.40m x 4.00m)

The living room is a generous and beautifully proportioned space, opening naturally into the dining area beyond and allowing the home to feel connected and effortless in its flow. A large front-facing window draws daylight deep into the room, shifting gently as the day unfolds and enhancing its sense of scale and warmth. The fireplace anchors the space with quiet presence, while discreet storage beneath the stairs keeps practical details neatly out of sight. It is a room that balances comfort with openness – equally suited to quiet evenings or a house filled with conversation – welcoming, relaxed and designed simply to be lived in.



Dining Room

9' 10" x 7' 7" (3.00m x 2.30m)

Flowing naturally from the living room, the dining area continues the openness that defines the ground floor – a space where connection feels effortless. French doors open onto the patio and decking beyond, allowing light to spill inside and the garden to become part of everyday life during the warmer months. Indoors and out feel gently intertwined – ideal for gatherings, long dinners, or quiet evenings as the light fades. Positioned at the heart of the home, this is more than a dining space. It's where the day begins, where conversations linger, and where family life quietly gathers.

Kitchen

9' 6" x 7' 10" (2.90m x 2.40m)

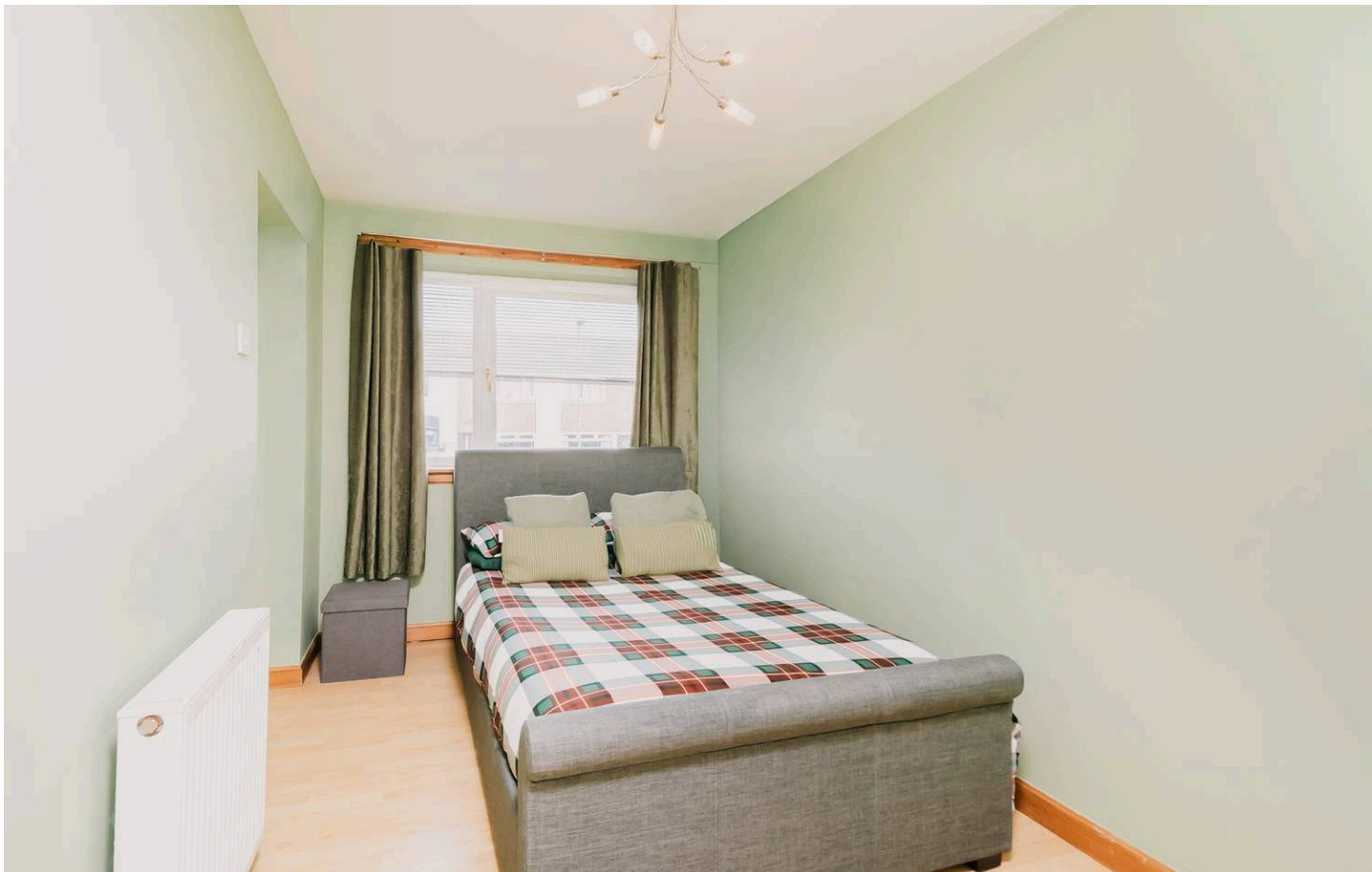
The kitchen is bright and generously proportioned – a space that feels purposeful yet calm. A large window draws daylight across the room, softening the edges and giving it an easy, natural energy. The eye-level oven is positioned thoughtfully, while integrated appliances sit quietly within the design, maintaining clean lines and visual simplicity. Practical without feeling clinical, modern without feeling sharp – it's a kitchen designed to be used, lived in and enjoyed every single day.

Utility Room

4' 7" x 5' 11" (1.40m x 1.80m)

Tucked neatly away, the utility room provides valuable additional space, perfectly positioned with its own separate door offering direct access from the rear garden. Practical and discreet, it keeps laundry and household tasks separate from the main living areas, while a convenient storage cupboard ensures everything has its place. A functional addition that enhances the smooth running of daily life.





Master bedroom

13' 9" x 8' 2" (4.20m x 2.50m)

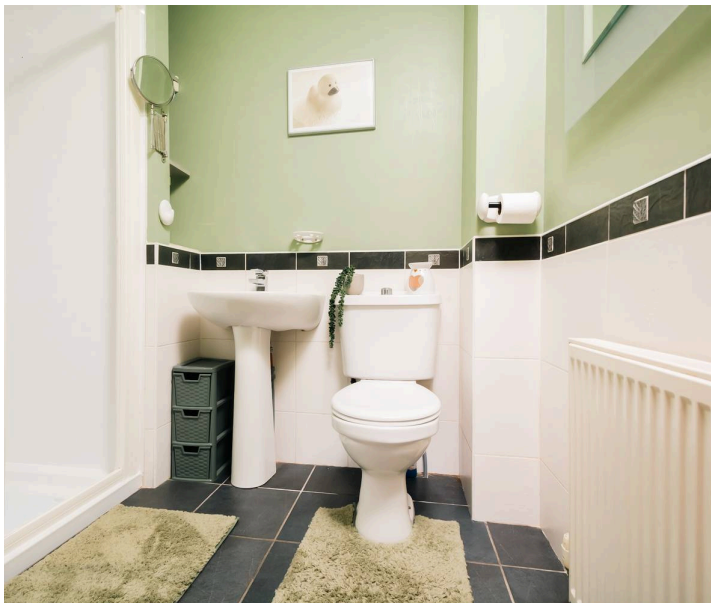
The principal bedroom is a spacious and beautifully proportioned retreat, quietly positioned to offer both comfort and calm. A large front-facing window allows natural light to move gently through the room, shifting with the day and enhancing its sense of openness.

Bright, airy and effortlessly composed, the space feels peaceful without trying too hard. There is a reassuring generosity to its scale – enough room to breathe, to unwind, to slow the pace at the end of the day. It is a room designed not simply for sleep, but for rest – calm, private and quietly indulgent.

En-suite

4' 7" x 5' 11" (1.40m x 1.80m)

The en-suite is bright and quietly refined, with a skylight above allowing natural light to filter gently into the space. Featuring an enclosed shower and a clean, contemporary finish, it complements the calm of the principal bedroom – practical, private and thoughtfully designed.



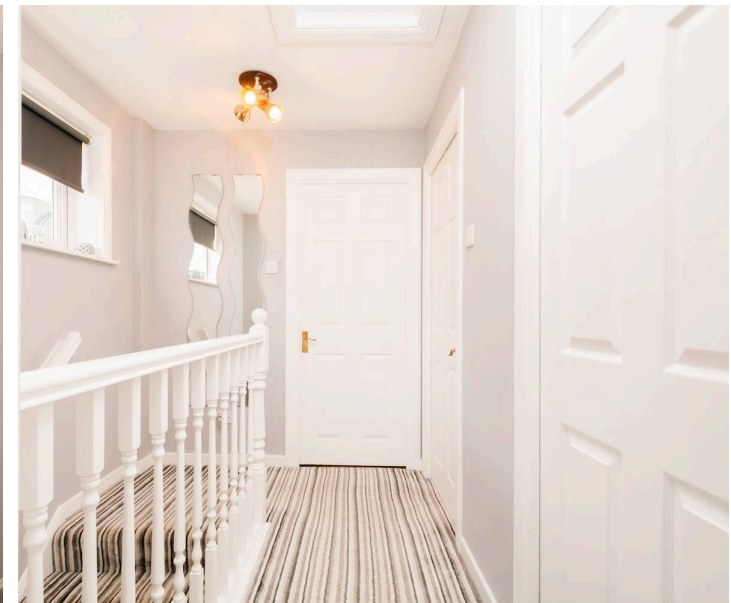
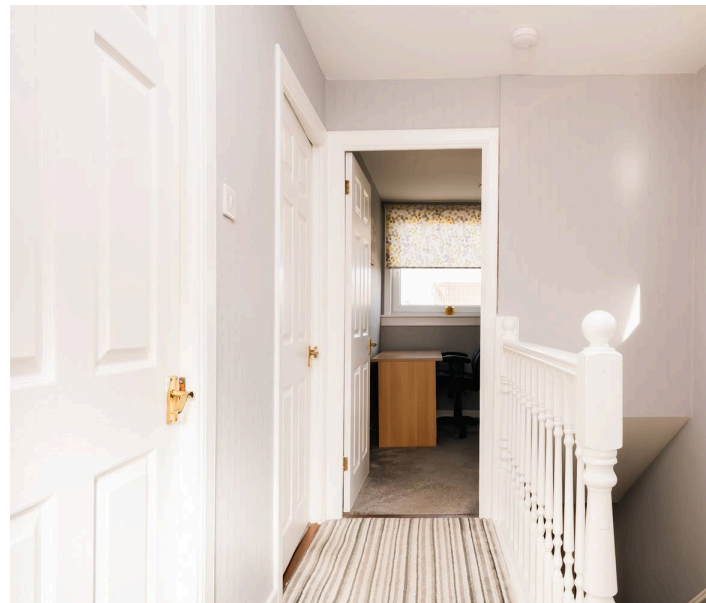
Stairway/Landing

The staircase rises to a bright and airy upper level, where a well-placed window allows natural light to spill gently across both the stairs and landing. From here, three bedrooms and the family bathroom unfold in a practical and well-balanced arrangement. It is a simple, light-filled transition space – connecting the quieter, more private corners of the home with ease and quiet coherence.

Bedroom 2

11' 10" x 9' 2" (3.60m x 2.80m)

Bedroom two is a bright and well-proportioned double room, with a large rear-facing window allowing natural light to settle softly into the space. Built-in wardrobes are neatly integrated, preserving the room's clean lines and sense of order. Comfortable in scale and quietly versatile, it offers a calm and balanced setting – equally suited to family life, guests or a peaceful place to work.





Bedroom 3

12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom three is a generous double room, beautifully illuminated by large front-facing windows that allow daylight to move freely through the space. Built-in wardrobes are seamlessly incorporated, maintaining clean lines and a sense of calm order. Spacious and quietly adaptable, it offers flexibility for family life, guests or a room that evolves as needs change.

Bedroom 4

8' 10" x 6' 3" (2.70m x 1.90m)

Bedroom four is a bright single room, with a front-facing window allowing natural light to lift and soften the space. Built-in wardrobes are neatly integrated, keeping the room organised and uncluttered. Thoughtfully proportioned and adaptable, it lends itself easily to use as a child's bedroom, guest room or quiet home office.

Family bathroom

5' 3" x 6' 11" (1.60m x 2.10m)

The family bathroom is bright and thoughtfully finished, with a rear-facing window allowing natural light to lift the space throughout the day. Fully tiled in a clean, contemporary style, it features both bath and shower – a practical arrangement that supports the rhythm of family life with ease and simplicity.





GARDEN

The rear garden is a generous and sunny outdoor space, enjoying light throughout the day and into the evening. Designed for ease of maintenance, it features a large patio and decking area directly accessed from the French doors – ideal for outdoor dining and entertaining. A pathway leads to a rear gate, opening onto a communal shared open grass area, enhancing the sense of space and outlook. A shed provides additional practical storage, while the overall setting offers a balance of privacy, openness and everyday usability.

GARDEN

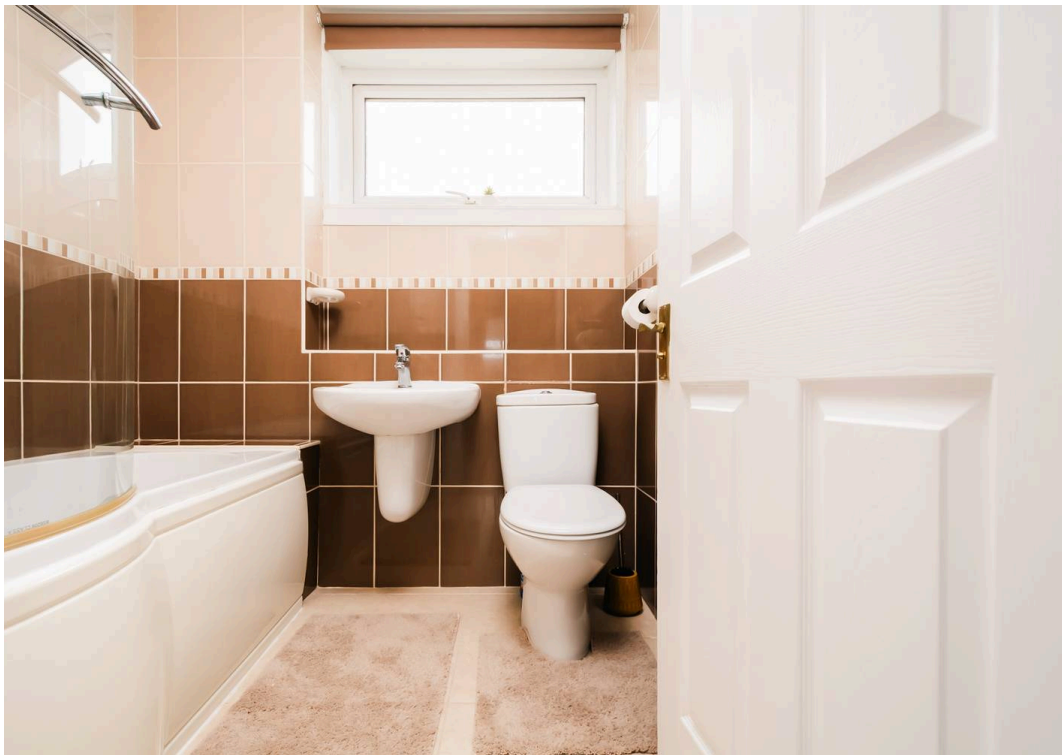
The front garden is well maintained and designed for easy upkeep, creating a neat and welcoming approach to the property. Low-maintenance in design, it complements the private driveway and enhances the overall kerb appeal of the home.

DRIVEWAY

1 Parking Space

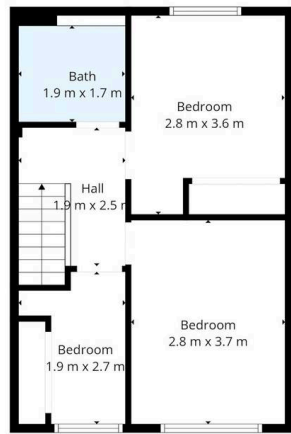
A monobloc driveway is positioned to the side of the front garden, providing convenient off-street parking directly accessed from the road. Practical and well-maintained, it offers ease of access while complementing the neat frontage of the property.







1st Floor



2nd Floor

Total: 87 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



RE/MAX Property Specialists

Bonnyrigg Business Park, Bonnyrigg - EH19 3LW

0131 202
6862

• [bdunlop@remax-
scotland.homes](mailto:bdunlop@remax-scotland.homes)

• [www.remax-scotland.net/estate-
agent/billie-dunlop](http://www.remax-scotland.net/estate-agent/billie-dunlop)



RE/MAX
Property Specialists