



10 Bonaille Drive
BILSTON | MIDLOTHIAN | EH25 9AJ


warners
solicitors & estate agents



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Nestled in a quiet, modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this well-presented three-bedroom semi-detached house. Boasting stunning views, a long driveway, private gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway, a bright living room with patio doors to the rear garden and generous dining space, a contemporary kitchen with attractive units that currently comprise a dishwasher, fridge/freezer, washing machine, gas hob, oven, fan and the boiler; downstairs is completed by a useful WC. Upstairs there are three well-proportioned bedrooms, two with views of the Pentlands, and a partially floored attic. The home is completed by a stylish bathroom with shower over bath. Externally the property benefits from front, side and rear gardens currently set to lawns. In addition, the fully enclosed rear garden includes a patio and a shed with power and light.

- Modern semi-detached home in modern development
- Long driveway and fully enclosed garden
- Welcoming hallway
- Bright living room with patio doors to the garden
- Contemporary kitchen with attractive units
- Three well-proportioned bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and Double glazing
- Partially floored attic

Energy Rating B. Council tax band E.

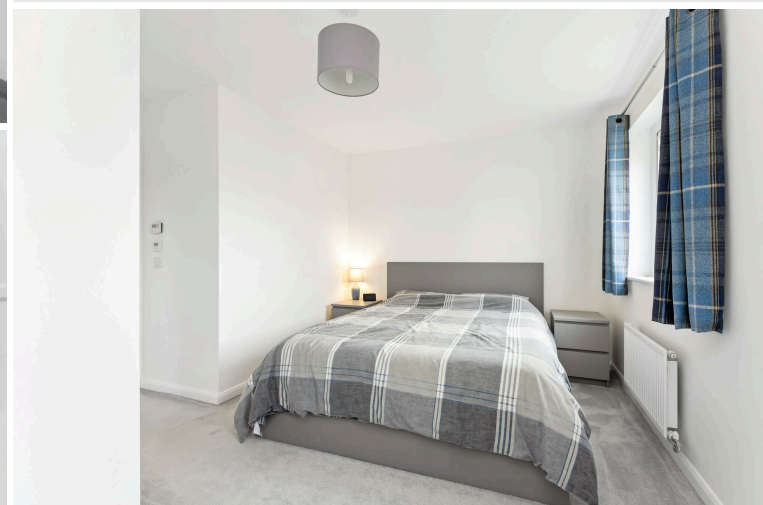
All blinds, curtains, integrated appliances, fixtures and fittings will be included in the sale. All furniture is available by separate negotiation.

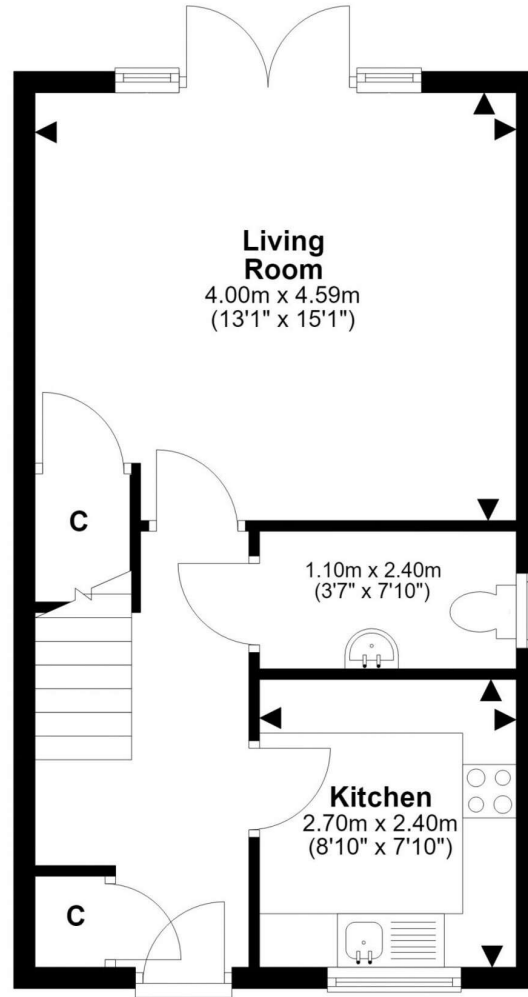
Factor fee of £150 per year, plus a £100 float.

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

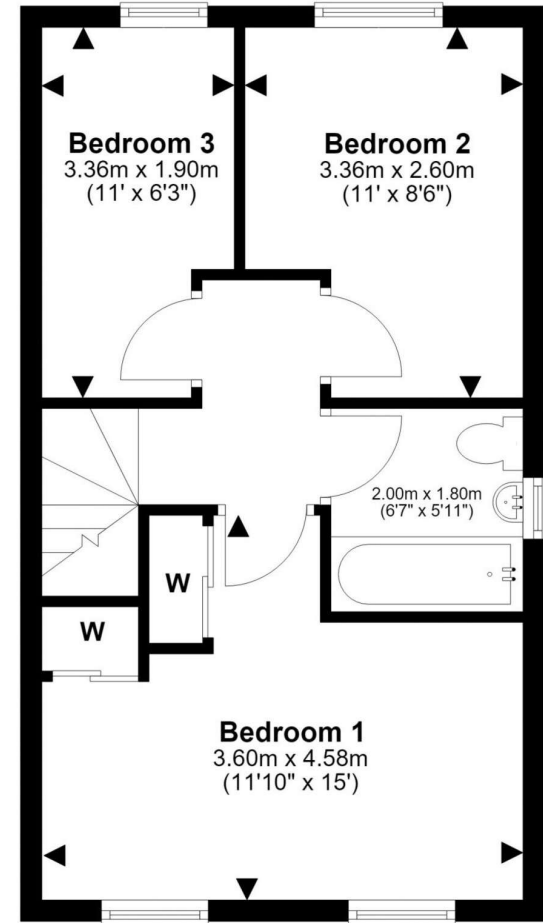


Bilston is a small village in Midlothian located north of Penicuik. There is a small choice of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park, which includes a Marks and Spencer, Sainsbury and Ikea stores. Further shops, leisure and recreational facilities can be found at nearby Roslin and Penicuik. Schooling is well represented within the area from nursery to senior level. An efficient public transport network operates from the village to surrounding areas and the City Bypass and main motorway networks are also within easy reach. The vast green expanse of the Pentland Hills Regional park is only a short drive away, offering many outdoor activities such as pony trekking, hill walking and ski-ing at Hillend's slope, whilst Roslin Glen Country Park is also close at hand.





Ground Floor



First Floor



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.