











Offers Over

**£290,000**

## 2 Evans Gardens

Bonnyrigg | Edinburgh | EH19 3QQ

Lovely and spacious, this three-bedroom semi-detached villa is quietly nestled within a popular pocket of Bonnyrigg. Offering turn-key accommodation and well suited to modern family living, the property benefits from excellent transport links, superb local amenities, and reputable schooling nearby

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage storage
-  Driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

The accommodation begins with a welcoming entrance porch, complete with a practical cloak area. The lounge is bright and airy, featuring a focal electric fireplace and a useful understairs cupboard. This space flows seamlessly into the well-appointed kitchen/diner, which is fitted with a range of integrated and freestanding white goods. Finished with stylish two-tone white units and black worktops, the kitchen also benefits from under-unit lighting, a breakfast bar, and ample space for formal dining. Double doors lead through to a fantastic family room – an ideal space for relaxing or entertaining – enhanced by Velux skylights and French doors opening onto the garden. A handy utility cupboard with space for a washing machine is also located here. A modern ground floor shower room, fully panelled and fitted with a shower and Velux skylight, completes the lower level.

Upstairs, the landing provides access to a shelved linen cupboard and a partially floored attic. There are three well-proportioned bedrooms. The principal bedroom is a generous front-facing double with integrated wardrobes. Bedroom two is a comfortable rear-facing double, while bedroom three is a smaller double to the front, featuring a half over-stairs cupboard. All rooms offer flexibility for freestanding furniture and various layouts. The family bathroom is fully tiled and fitted with a white suite including a shower over bath.

Further benefits include Hive-controlled gas central heating and double glazing.



## Gardens & Parking

Externally, the rear garden features a slabbed patio, shed, and outdoor tap, creating a practical and enjoyable outdoor space. The garden also provides access to a versatile storage/study room, which in turn leads to a garage storage area. A driveway offers off-street parking for two cars.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and dishwasher, fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





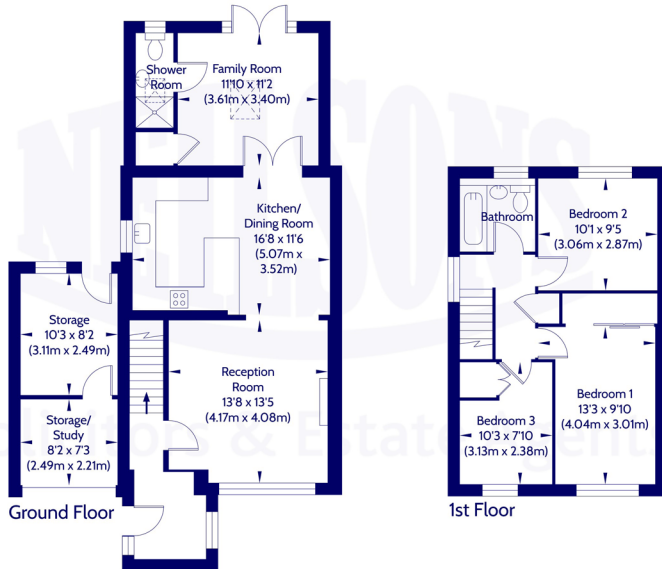
## Location

Evans Gardens is situated within the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 103 Sq M / 1099 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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