

COULTERS<sup>©</sup>

# 10 OTTERBURN GARDENS

BONNYRIGG, MIDLOTHIAN, EH19 3SD

 5 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Offering impressive, beautifully presented accommodation throughout, this is a highly desirable modern, five bedroom detached house in the popular town of Bonnyrigg. The home elegantly combines contemporary style with sophisticated décor, creating highly desirable spaces throughout. With energy efficiency in mind, there are solar panels and an electric car charging point.

The gorgeous sitting room is a comfortable space to relax in with panelling effect walls, an entertainment wall and a sleek inset fireplace creating wonderful focal points in the room. Attractive flooring has been laid underfoot which continues through the rest of the ground floor adding continuity and enhancing the feeling of space.

## KEY FEATURES



Immaculately presented detached modern home.



Five beautiful double bedrooms, one with en-suite and two with jack & jill shower room.



Generous private rear garden with two patio areas.



Monobloc driveway with space for two cars.



Located in the popular Midlothian town of Bonnyrigg.



Local amenities nearby.



EPC Rating - B



Council Tax Band - F





The heart of the home is the generously sized, well equipped kitchen/dining room. Wall and base mounted cabinetry at one end incorporate a 5-ring gas hob, double oven, dishwasher, washing machine, fridge/freezer and extractor hood.

There is plenty of space for a large dining table and chairs where family and friends can dine together. Patio doors allow for easy, direct access to the private garden for alfresco dining.

At ground level there is also a double bedroom (currently being used as a family room), utility cupboard and a handy WC.





## CONTINUED...

On the upper floor, the luxurious principal double bedroom has delightful views to the front of the property, across to the trees and burn, benefitting from fitted wardrobes. There is also a stylish en-suite shower room with a large shower enclosure, WC and wash hand basin.

There are three further bright double bedrooms, of which two have access to the jack and jill style shower room (with shower enclosure, WC and wash hand basin). A spacious, contemporary family bathroom has a bath, WC and wash hand basin.

Externally, to the front of the property there are is a monobloc driveway with space for two cars and an electric car charging point.

To the rear is the generously sized private garden with a large area of lawn, along with a patio by the kitchen and a second patio/decked area at the other end, ensuring the sun can be enjoyed throughout the whole day.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price. The wall mounted TV in the sitting room is excluded.

The factor is First Port Property Services and the fee is approximately £82 per quarter.









## THE LOCAL AREA

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre.

With excellent transport links this is an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. The station at Eskbank offers hassle free travel into Edinburgh or a day trip down to the beautiful borders.

The property has a local Morrisons Daily, whilst the town centre has an excellent range of amenities for your day to day needs including a post office and library. For larger shopping needs there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

There is an excellent range of leisure activities available with three local golf courses, many walking options with Roslin Country Park and Dalkeith Country Park.

A good selection of schooling is catered for from primary to secondary, with Burnbrae Primary School a short walk away from the home.



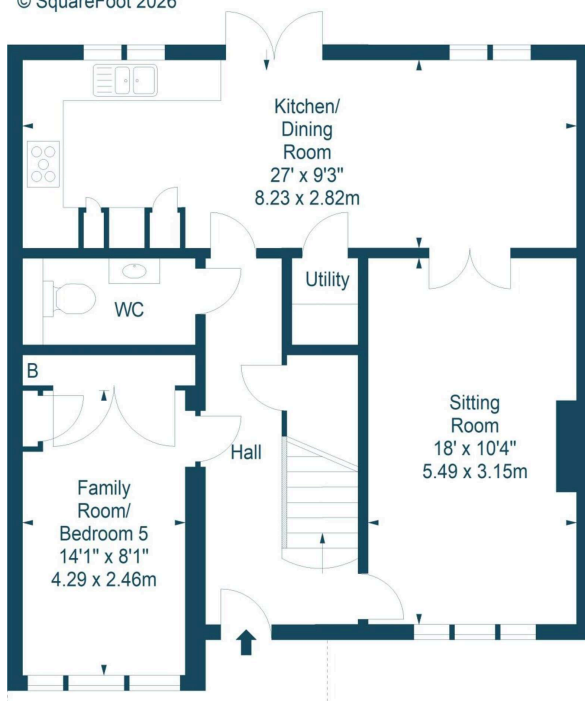
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HOME REPORT VALUATION: £390,000

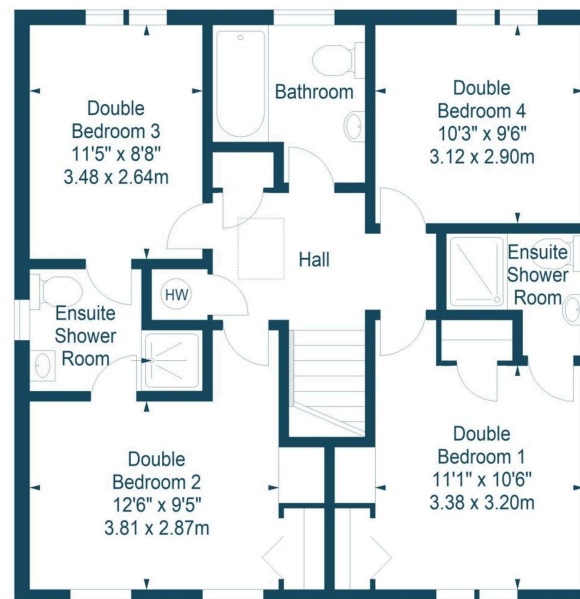
Otterburn Gardens,  
Bonnyrigg,  
Midlothian, EH19 3SD



Approx. Gross Internal Area  
1532 Sq Ft - 142.32 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.