



Offers Around £385,000



Viewings: By appointment through selling agents
on 0131 447 4747



GENERAL DESCRIPTION

Situated in an extremely secluded location in the popular Midlothian town of Bonnyrigg, this impressive four bedroom detached bungalow provides stylish and versatile living and entertaining space, with two garages, off-street parking and a wonderful private garden to the rear. The property is entered at street level into a generous central entrance hall that gives access to the majority of rooms. There are two storage cupboards, one for coats and shoes, the other for linen, together with an access hatch to the loft space above. Directly in front of the main door is the living room, a stunning rear-facing room arranged around a feature fireplace and benefiting from charming views over the garden. There are a set of sliding doors that lead through to a beautiful conservatory, which in turn leads either out to the garden, or back into the main part of the house via a set of French doors into the dining room. The dining room is a comfortable room with ample space for a large dining table and chairs, and provides a wonderful space for entertaining guests of an evening. To the front of the property is a superb bespoke kitchen with breakfast area and integrated appliances. Black marble worktops and luxury appliances add substance to the style, whilst there is generous storage space and enough additional space for an American style fridge/freezer. A door from the kitchen leads through to a useful separate utility room, in turn leading to the garden. The utility room again provides generous storage space, a sink and wash area and a door that leads through to the first of two garages.

At the opposite end of the property are the bedrooms. The master bedroom features a full-length set of fitted wardrobes and boasts views over the garden and a luxury en suite bathroom with spa bath and double walk-in shower enclosure. Bedrooms two and three are of equal size and each have fitted wardrobes. The fourth bedroom is utilised by the current owners as a family room and is the same size as bedrooms two and three. Finally a spacious and well-presented family bathroom completes the accommodation internally. Externally the property benefits from gardens to the front and rear, with off-street parking for two vehicles on a block-paved driveway in front. The garden to the rear is a wonderfully kept space with raised beds with mature plants and trees surrounding a large area of lawn and ample space for entertaining guests on several paved areas. The garden to the front is equally as well maintained with a well-appointed rockery surrounded by mature shrubs and bushes. An additional garage is an added feature, situated just along the driveway towards Hillhead itself.

The property has gas central heating, is double glazed throughout and lovingly presented to an exceptional standard.

- Impressive Detached Bungalow
- Situated on a Substantial Plot
- Generous Central Entrance Hall
- Stunning Living Room
- Conservatory
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with En Suite Bathroom
- Two/Three Further Double Bedrooms
- Family Room/Fourth Bedroom
- Family Bathroom
- Two Garage
- Gardens Front and Rear
- Off-Street Parking
- Gas Central Heating
- Double Glazing Throughout

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HILLHEAD

Bonnyrigg, Midlothian, EH19 2JG



LOCATION

Hillhead is a peaceful residential road in Bonnyrigg, a thriving Midlothian town situated on the banks of the River Esk, just a few minutes from the Edinburgh city bypass and approximately twenty minutes journey from the city centre itself. It is a popular place in which to live with good local shopping facilities, banking services, schools and a wide range of leisure activities. A sports centre and swimming pool, several golf courses, restaurants, cafes and bars are but a few of the options available. In addition, neighbouring Lasswade, Dalkeith and Eskbank all offer excellent alternative shops and services, as does the Straiton retail park. The city bypass is on hand, providing reliable links to the wider motorway network, Edinburgh Airport and the Forth Road Bridge.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 17'11 x 15'10 (5.46m x 4.83m)

DINING ROOM 10'11 x 10'8 (3.33m x 3.25m)

CONSERVATORY 18'8 x 9'2 (5.69m x 2.79m)

KITCHEN/BREAKFAST ROOM 16'10 x 10' (5.13m x 3.05m)

UTILITY ROOM 12'8 x 9'5 (3.86m x 2.87m)

MASTER BEDROOM 14'2 x 11'11 (4.32m x 3.63m)

EN SUITE BATHROOM 10'10 x 6'10 (3.30m x 2.08m)

BEDROOM TWO 10'11 x 10' (3.33mx 3.05m)

BEDROOM THREE 10'11 x 10' (3.33mx 3.05m)

FAMILY ROOM/BEDROOM FOUR 10'11 x 10' (3.33mx 3.05m)

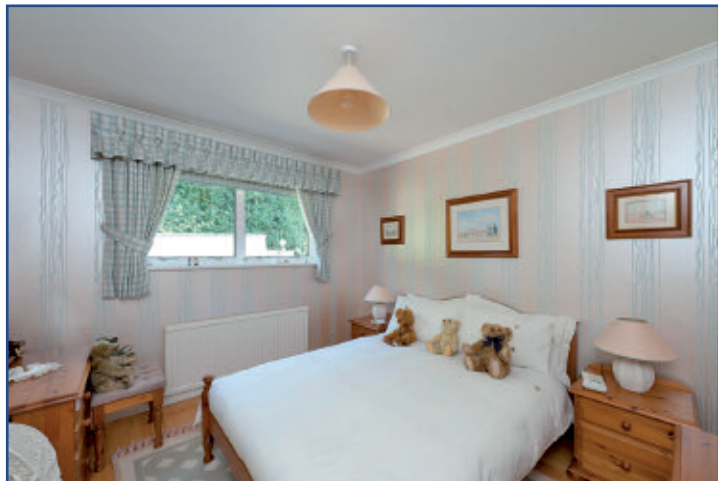
BATHROOM 8'11 x 5'10 (2.72m x 1.78m)

GARAGE ONE 16'4 x 9'4 (4.98m x 2.84m)

GARAGE TWO 16'8 x 11'4 (5.08m x 3.45m)

NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 2047 SQ FT / 190 SQ M

All measurements and figures including doors and windows are approximate and should be independently verified.

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AMENITIES

- Council Tax Band – G
- Airport – Approximately 13.0 Miles
- Trains – Approximately 6.8 Miles (Edinburgh Waverley Station)
- Buses – Within walking distance (Hillhead)



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