



Solicitors & Estate Agents



11 Bannockrigg Terrace

Bonnyrigg | Midlothian | EH19 3QT

This impressive, 5-bedroom detached family home is quietly positioned within a pleasant cul-de-sac setting within the sought-after Hopefield Estate of Bonnyrigg. Enjoying a peaceful location with leafy aspect to the front and boasting a double driveway and south facing rear garden, this delightful home is offered to the market in move-in condition, undoubtedly appealing to growing families seeking a substantial, versatile home close to local amenities, schooling and super transport links.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – B
-  Council Tax Band - F



Description

Affording a stylish, light-filled interior, with excellent storage throughout, the accommodation comprises; welcoming entrance hallway with two-piece WC apartment. There is lovely and spacious reception room with pleasant open aspect. Situated to the rear is a large dining kitchen with French doors leading to the private sunny garden. The kitchen is fitted with a range of modern wall and base units with built-in gas hob, electric oven and hood. A useful utility room is accessed from the kitchen which in turn provides additional access to the garden. Completing the downstairs accommodation is a sizeable and versatile fifth bedroom, currently utilised as a home office by the current owners or could easily be adapted for use as an additional family room. A carpeted staircase leads to the upper floor with further storage provisions including a partially floored attic. There is a lovely, well-presented principal bedroom with walk-in wardrobe together with a stylish en-suite shower room. Three further double bedrooms, all with fitted wardrobes and a luxury 4-piece bathroom completes the accommodation with further benefits including gas central heating with combi boiler and double glazing.



Extras

All fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob, electric oven and hood. Additional kitchen appliances can be made available by separate negotiation.

Gardens and parking

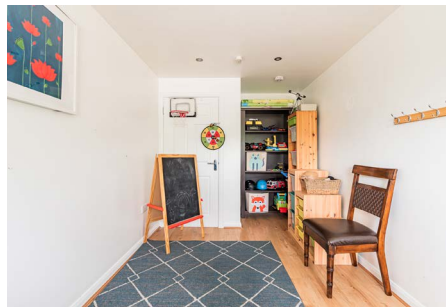
There is a private front garden as well as a beautifully landscaped South-facing rear garden laid with a mixture of lawn, decking and paving. For the car owner, there is a double driveway for secure off-street parking and more than adequate on-street parking to accommodate further residents and visitors alike.

Factors

A factoring fee of approx. £146.88 per annum is payable to Springfield Landscapes Ltd for the upkeep of the communal garden grounds together with a contribution to Scottish Woodlands Ltd of approx. £13 per month.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

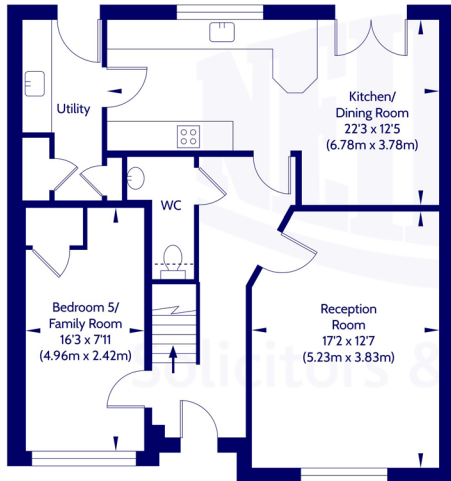
Bannockrigg Terrace forms part of a delightful cul-de-sac in the established, modern Hopefield Estate of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's 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.



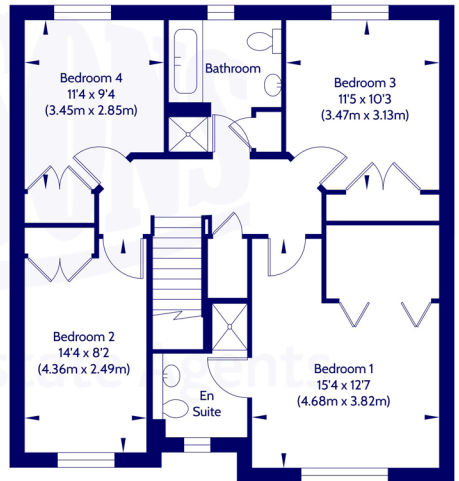


Approx. Gross Internal Floor Area 150 Sq M / 1618 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[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.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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