



Offers Over
£135,000

90 Eldindean Road

Bonnyrigg | Midlothian | EH19 2HP

Neilsons are delighted to bring to market this excellent main door one bedroom lower villa well positioned in the ever-popular area of Bonnyrigg, close to brilliant local amenities and transport links. This property will undoubtedly appeal to first-time buyers and investors alike.

-  1 beds
-  1 public
-  1 bathrooms
-  Private gardens
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is in a good decorative order, while briefly consisting of; welcoming entrance vestibule leading to the hallway where there is an understairs storage cupboard, bright and spacious lounge/diner with a shelved press cupboard, partially-tiled fully-fitted kitchen with freestanding white goods and finished with light-coloured stylish units and a wooden worktop, generous double bedroom with a shelved press cupboard and ample room for freestanding furniture as well as different configurations, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a low maintenance front garden space as well as a well-maintained private garden to the rear of the property. For the car owner, there is more than adequate on-street parking to accommodate residents and visitors alike.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

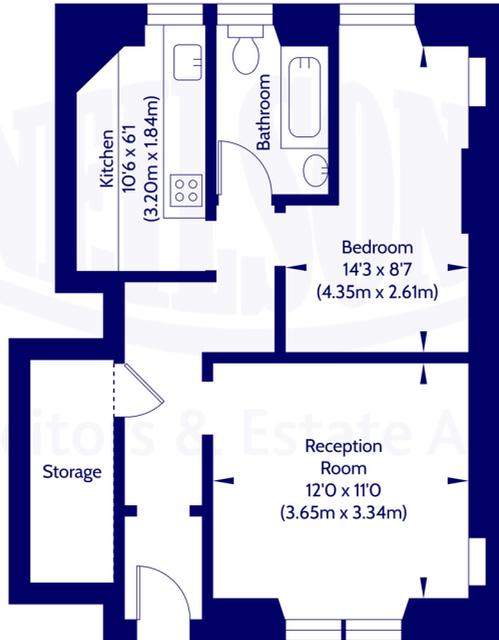
The popular village of Bonnyrigg is approximately seven miles to the south of Edinburgh City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. The area is well served by local shops and the highly rated Lasswade primary school within walking distance. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, 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. Good public transport links the area to the city centre.

Approx. Internal Area 47.08 Sq M / 507 Sq Ft.

Not to scale. For identification only.

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Ground Floor



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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