



Offers Over

£270,000

14 Pendreich View

Bonnyrigg | Midlothian | EH19 2EL

Forming part of an established residential neighbourhood this extended detached bungalow is sure to appeal to vast array of buyers. The property is ideally situated for local schooling and the town centre for all local amenities. The property may benefit from a degree of upgrading but shall make a fantastic family home.

-  2 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Internally the accommodation comprises a flexible layout and briefly showcases; Entrance vestibule leading to hallway; front aspect bay windowed reception room with a sunny view to the South; fitted kitchen with a range of white gloss wall and base units, dark toned worksurface and splashbacks all round; off the kitchen is a good size dining area with rear garden aspect; beyond the dining area is an open plan family area with glass sliding doors to the rear garden, the space offers a flexibility to the accommodation; the sleeping accommodation is formed by two equal sized and well proportioned double bedroom both enjoying the benefit of built in wardrobes for convenience; a modern shower room is set with a crisp white two piece suite, double walk in glass shower cubicle and finished with wet wall panelling all round and a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property is positioned on a generous plot and offers a private driveway for off street parking leading to a garage. To the front, accessed via an iron gate is a pleasant garden, with pathway leading to the front door and separating two areas of lawn, bordered with plants and shrubbery. To the rear is a low maintenance garden, mostly laid to patio, bordered with mature conifer trees for extra privacy. There is a separate raised area ideal for planting and a greenhouse.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Bonnrygg is a popular town, 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 system, 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. The nearby Broomieknowe Golf Course is within a short walk away with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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.

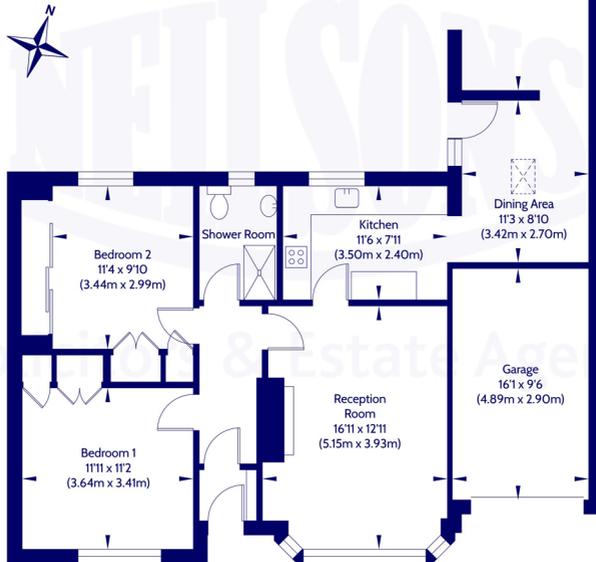


Ground Floor

Not to scale. For identification only.

Approx. Internal Area 93.27 Sq M / 1004 Sq Ft.

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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.



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