



Offers Over

£240,000

23 Hawthornden Gardens

Bonnyrigg | Midlothian | EH19 2BW

This attractive, generously proportioned semi-detached villa on a sizeable corner plot with double garage, driveway and private gardens, quietly situated within the residential district of Bonnyrigg, close to excellent amenities and commuting links. The property would undoubtedly appeal to the growing families and early viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Driveway
Double Garage
-  EPC rating - C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge with wood burning stove and large window formation offering excellent natural light, modern fitted kitchen/dining with door providing access to rear garden, stylish bathroom with jacuzzi bath and shower over, light and airy principal bedroom, two further well proportioned bedrooms and contemporary shower room with rainfall shower. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated oven, and freestanding slimline dishwasher.

Gardens, Driveway & Garage

A real feature of this property is the sizable corner plot. To the front, there is a sizeable driveway providing off-street parking which leads to the double garage. To the rear lies a well maintained private garden which is mainly laid to lawn with an area of patio.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Hawthornden Gardens is quietly situated within an ever-popular residential district 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 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 close proximity 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.



Approx. Internal Area Excl. Garage 90.2 Sq M / 971 Sq Ft.
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.



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