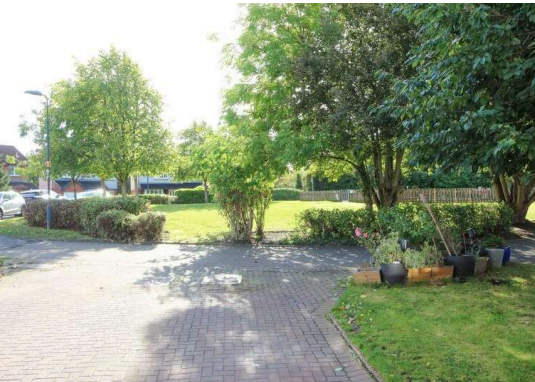


● Beveridge
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0131 554 6244



Offers Over £370,000

7 Brixwold View, Bonnyrigg, Midlothian EH19 3FA





Beautifully Bright And Spacious Modern Detached Family Home With Private Gardens And Garage In Quiet Cul-De-Sac

A beautifully bright and spacious modern detached villa pleasantly located with open southerly aspect within a small cul-de-sac in a mature development lying on the outskirts of Bonnyrigg, a fantastic position for access to local amenities, schools and commuting links.

Enjoying a light, southerly aspect, this extremely desirable property provides a stylish family home of space and enviable modern living. The impressive accommodation comprises: welcoming entrance hallway, generous lounge with log burner, stunning dining room with bifold doors to rear garden and open to a particularly impressive well designed and fitted kitchen with contemporary lighting and integrated appliances (dishwasher, fridge/freezer, microwave oven and steam oven), utility room, master bedroom with en suite showerroom, three further comfortable bedrooms, family bathroom and downstairs wc. Well presented, the delightful interior is tastefully decorated complemented by quality fittings and attractive fitted floor coverings. Comfort is further assured by means of gas central heating, installation of solar panels, double-glazed windows and the benefit of excellent storage including a sizeable attic accessed via an extending ladder from the upstairs landing. There are mature easily maintained gardens to the front and rear of the property, the rear enclosed garden with vegetable plots, greenhouse, shed and sun deck enjoying much of the day's sunshine. A front monoblock driveway suitable for two cars leads to a single integral garage with electronic roller door, light and power. Early viewing is highly recommended

ACCOMMODATION (WIDEST POINTS)

Lounge	5.18 m x 3.51 m / 17'0" x 11'6"
Dining Room	3.68 m x 2.84 m / 12'1" x 9'4"
Kitchen	5.18 m x 2.67 m / 17'0" x 8'9"
Bedroom 1	4.50 m x 3.51 m / 14'9" x 11'6"
Bedroom 2	4.55 m x 2.41 m / 14'11" x 7'11"
Bedroom 3	3.43 m x 3.02 m / 11'3" x 9'11"
Bedroom 4	2.64 m x 2.39 m / 8'8" x 7'10"
Bathroom	2.21 m x 1.88 m / 7'3" x 6'2"

LOCATION

Bonnyrigg town centre provides a host of local shopping, banking facilities, restaurants and bars. Schools catering for all age groups are easily accessible and a range of recreational facilities in the vicinity include a toddler's playpark adjacent to the property, Lasswade Centre with library and swimming pool, King George V park, golf courses and various country/woodland parks. With Eskbank, Newtongrange and Gorebridge train stations all nearby, an excellent bus service, and easy access to the city bypass linking with major motorway networks, Bonnyrigg is an ideal choice for commuters.

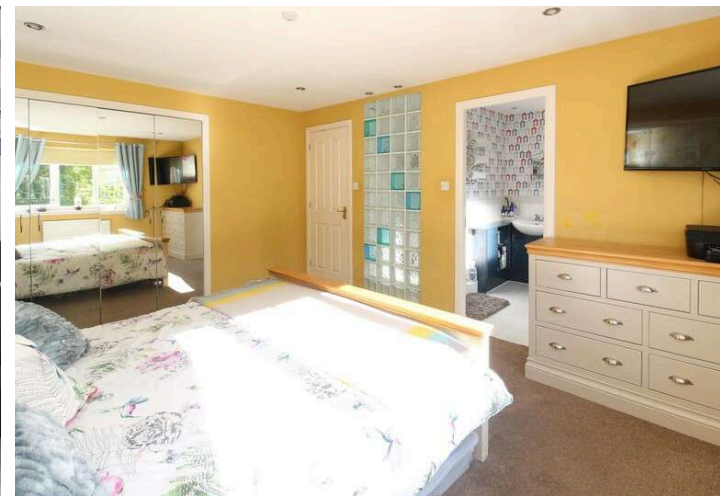
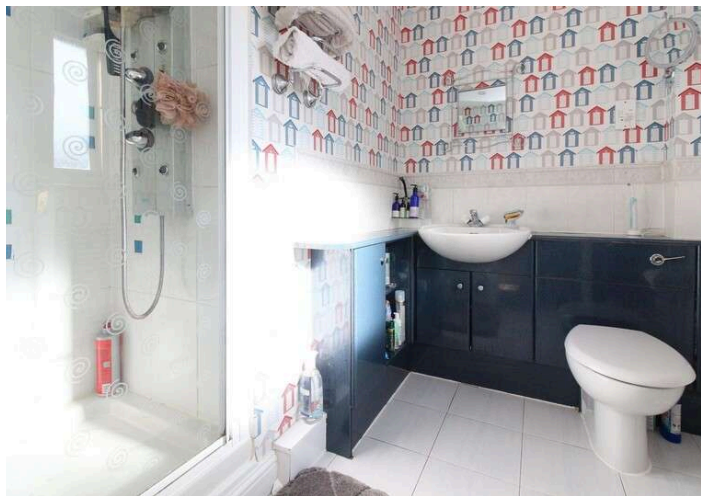
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

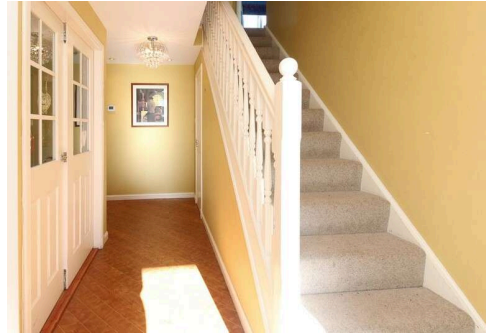
EPC RATING

B

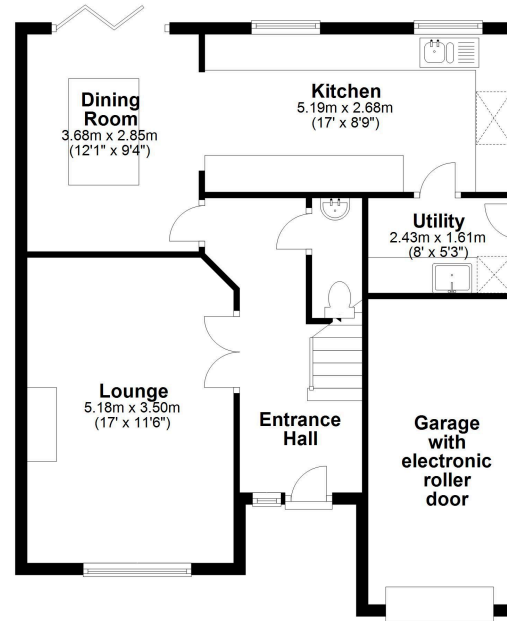
VIEWING

By appointment, please telephone 07831 794658

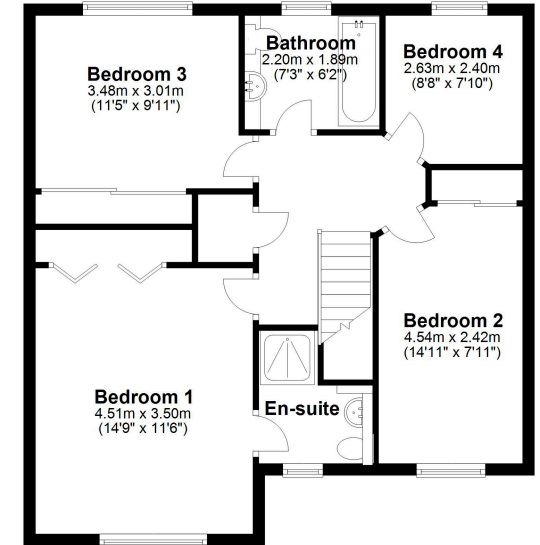




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.