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10 PENDREICH DRIVE

BONNYRIGG, EH19 2DX

For viewing and price information call now on 0131 200 1234



DESCRIPTION

Quietly positioned spacious extended Detached Bungalow within sought after Bonnyrigg. The property benefits from double glazing, gas central heating, detached garage, monoblock driveway and secluded mature gardens.



Property Features

(see floor plan for measurements):

- Entrance vestibule with glazed door leading to hall. Dado rail. Tiled floor
- Hall with cupboard housing shelf storage. Coat hooks. Part fitted carpet and part vinyl flooring. Two radiators
- Bright living room with large bay window to front, fitted blind and curtains. Decorative wooden mantle with marble insert and hearth. Living flame gas inset fire. Coving. Shelled press. Fitted carpet. Two radiators. Door to kitchen/breakfast room
- Kitchen/breakfast room with window to side, blind and access to conservatory. Good range of modern IKEA wall and base units. Wood effect fitted worktops. Tiled splashbacks. Stainless steel double sink with drainer and mixer tap. Stainless steel SMEG gas cooker with extractor fan over. Automatic washing machine. Dishwasher. Fridge freezer. Space for small table and chairs. Access hatch to attic. Vinyl flooring. Radiator
- Dining room/bedroom with window to rear, fitted blind and curtains. Coving. Picture rail. Shelf storage. Fitted carpet. Radiator
- Double bedroom with window to rear, fitted blind and curtains. Built-in wardrobe with hanging storage. Fitted carpet. Radiator
- Double bedroom with window to front, fitted blind and curtains. Built-in wardrobe with hanging and shelf storage. Fitted carpet. Radiator

- Double bedroom with large window to front, fitted blind and curtains. Coving. Fitted wardrobe with hanging and shelf storage. Fitted carpet. Radiator
- Bathroom with frosted window to rear, fitted blind. White suite comprising wash hand basin, w.c. and bath with Mira Vigour electric shower. Glass shower screen. Mirrored medicine cabinet. Full wall and floor tiling. Radiator
- Conservatory to rear with fitted blinds. Tiled floor. Access to rear garden
- Garden with patio. Raised flower beds. Lawn areas. Shrubs. Two sheds.
- Single garage with monoblock driveway

ITEMS INCLUDED:

All fitted carpets and floor coverings, light fittings, curtains, blinds, gas cooker, fridge freezer, dishwasher and automatic washing machine.

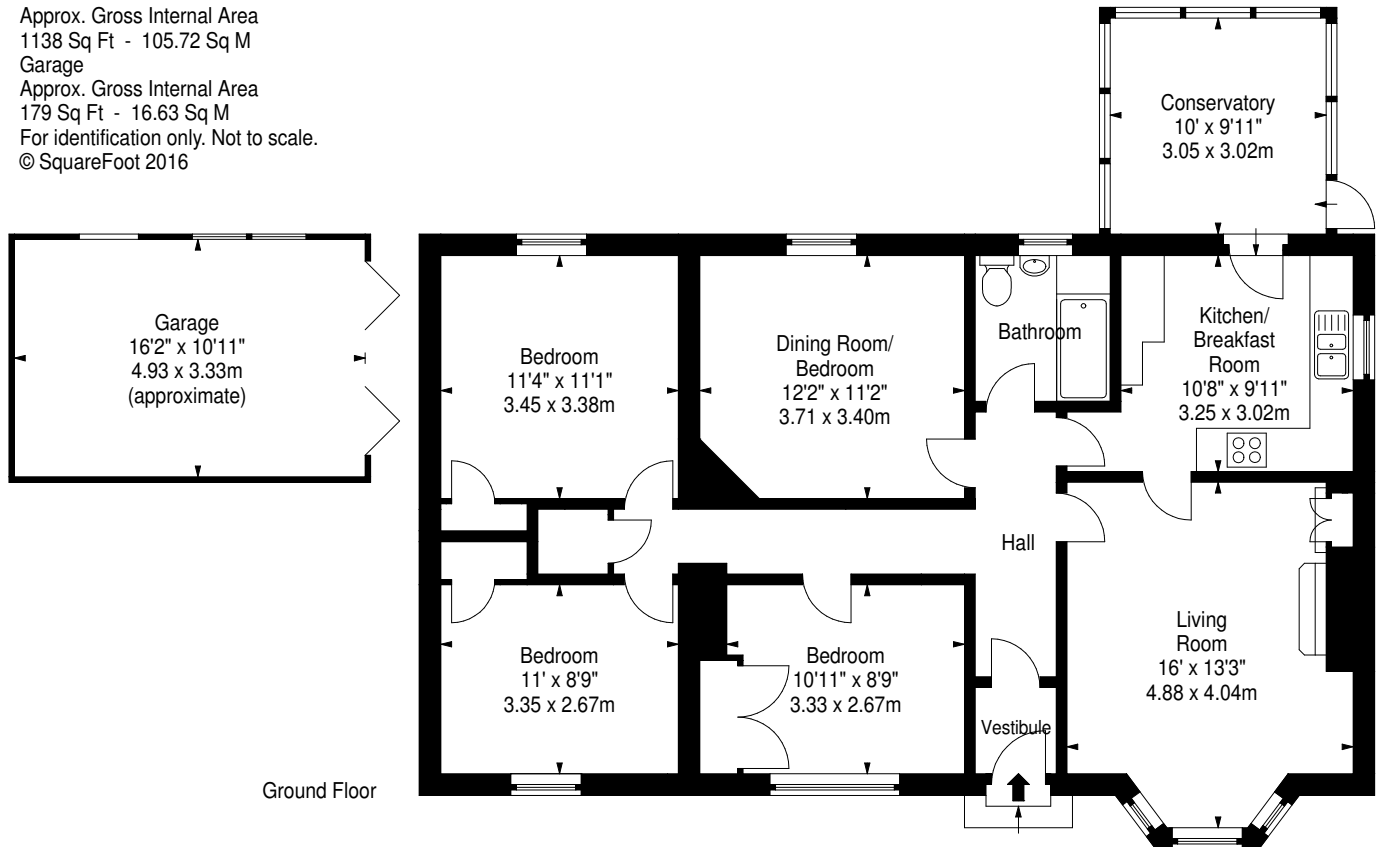
LOCATION:

Situated approximately 8 miles from Edinburgh City Centre, this charming detached bungalow will appeal to a wide range of purchasers. There is easy access to the City Bypass (approximately 2 miles) offering connections to other parts of the City and the wider Motorway network. There is also a frequent bus service into Edinburgh from Bonnyrigg. A comprehensive range of 'High Street' shops, Post Office, banking facilities, library and leisure centre can be found in the area. There are medical, dental and veterinary practices in the town. Bonnyrigg also offers schooling at nursery, primary and secondary level. There is a large Tesco supermarket approximately 1 mile away at Eskbank and the Straiton retail park, which includes Sainsbury's, M&S Simply Food, Boots, Costco and IKEA is situated approximately 4 miles from the property. Midlothian offers a wide variety of outdoor activities. There are several golf courses, equestrian centres and the Hillend Ski Centre all within a short journey of the property.

**Pendreich Drive,
Bonnyrigg,
Midlothian, EH19 2DX**



Approx. Gross Internal Area
1138 Sq Ft - 105.72 Sq M
Garage
Approx. Gross Internal Area
179 Sq Ft - 16.63 Sq M
For identification only. Not to scale.
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