



Solicitors & Estate Agents



Offers Over

£345,000

37 Gladstone's Gait

Bonnyrigg | Midlothian | EH19 3GA

This spacious and bright semi-detached villa with fantastic sized private garden, driveway and summer house provides excellent family sized accommodation within an established quiet modern development, close to a host of local amenities, transport links and schooling.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
- Utility Room
-  Private gardens
-  Driveway
- Summerhouse
-  EPC Rating – C
-  Council Tax Band – F



Description

The accommodation in brief comprises; welcoming entrance hallway with downstairs WC, generously proportioned and bright bay-windowed lounge, light and airy dining room with French doors providing direct access to the rear garden, stylish fitted breakfasting kitchen, useful utility room with door to rear garden, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, three further good sized bedrooms all with fitted storage and modern family bathroom with bath and separate shower enclosure. Further benefits include gas central heating & double glazing.

Spiers Gumley are the Factoring Agents for the development to which a quarterly fee of approx. £89 is payable for the upkeep of the communal garden grounds.



Extras

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

Gardens & Driveway

There is a fantastic sized private garden located to the rear of the property which has an area of decking/ pergola, laid with lawn and houses the summerhouse. There is a further section of private garden ground to the front of the property together with a driveway providing off-street parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





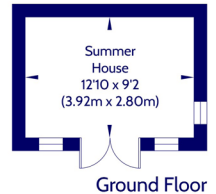
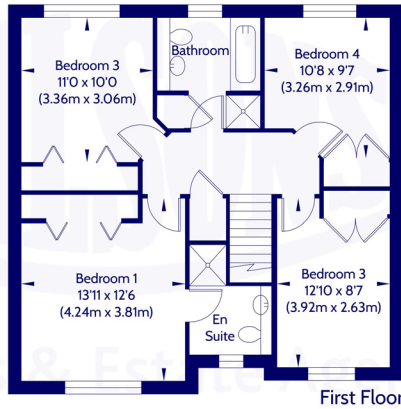
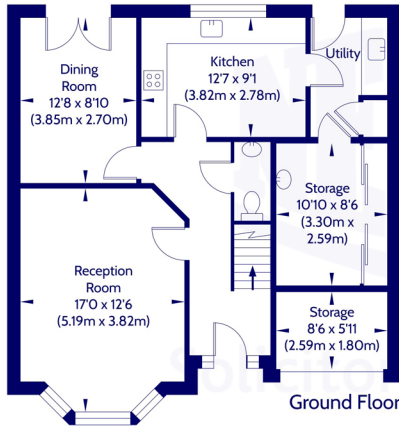
Location

The property is quietly situated within the sought after Midlothian town of Bonnyrigg, 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 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. Kings Acre park, 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. Excellent schooling is available in the area ranging from nursery to secondary level.





Approx. Gross Internal Floor Area 137 Sq M / 1474 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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