



23 Brixwold Rise, Bonnyrigg, Midlothian, EH19 3FG

Immaculately Presented, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Set within a rarely available cul-de-sac development in the popular Midlothian town of Bonnyrigg, this immaculately presented three-bedroom detached family home occupies an enviable corner plot. The property offers generous and versatile accommodation, complemented by private gardens, a driveway and an integrated garage.

Comprises an entrance hall, living/dining room, a kitchen, utility room, three double bedrooms, an en-suite, a shower room, and a ground-floor WC.

Tastefully finished throughout and recently upgraded with luxury bathrooms, a stylish integrated kitchen, and a matching utility room. Further features include contemporary flooring and lighting, HIVE gas central heating, and superb storage, including a powered garage.

Enjoying a southerly-west facing rear aspect, highly maintained gardens include lawns, two storage sheds, a paved patio and planting beds with an eclectic mix of established shrubbery. With good transport links, this leafy development includes green spaces and additional visitor parking bays.

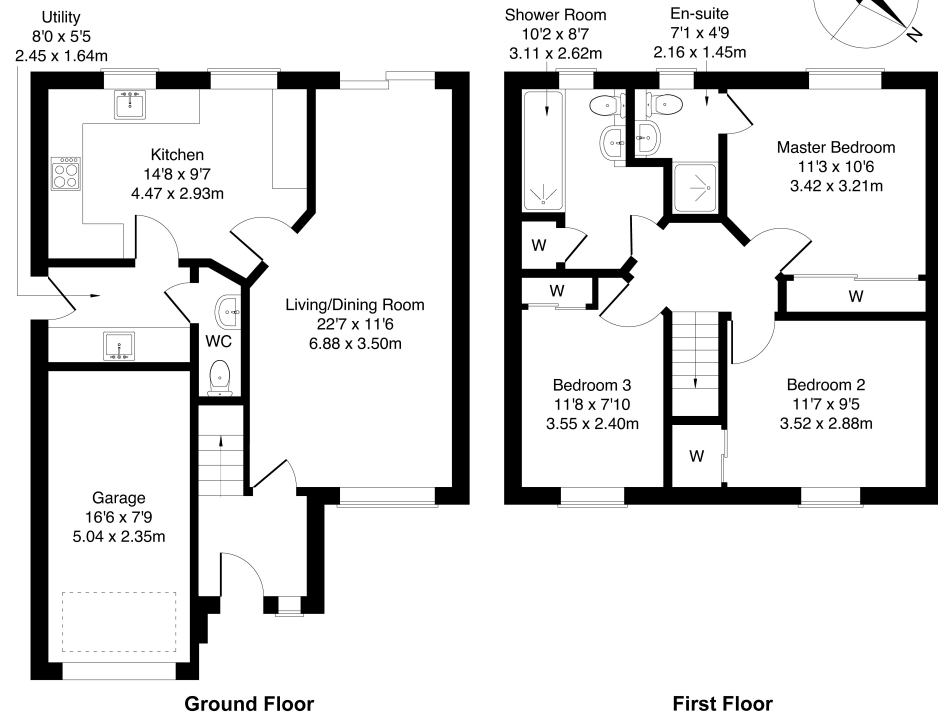
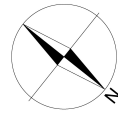
The welcoming entrance hall provides access to the upper floor and leads into a bright and spacious dual-aspect living/dining room. Flooded with natural light, this attractive family space features light décor, carpeted flooring and patio doors opening directly onto the southwest-facing rear garden, creating an excellent setting for both everyday family life and entertaining. The well-appointed kitchen is accessed from the living/dining room and is fitted with contemporary units, stone-effect worktops and a matching splashback. A breakfast bar provides useful informal dining space, while a sink with drainer and a range of integrated appliances include a five-ring gas hob, oven, microwave, fridge/freezer and dishwasher. A separate utility room complements the kitchen with matching units and worktops and is equipped with a sink, a freestanding washing machine and tumble dryer. The utility room also provides direct access to the garden, as well as a convenient WC.

Upstairs, the master bedroom is positioned to the rear of the property and benefits from carpeted flooring, a built-in wardrobe with mirrored sliding doors and a stylish en-suite shower room. Two further well-proportioned bedrooms are located to the front, both offering built-in mirrored wardrobes. Completing the accommodation, a stylish family shower room has a built-in cupboard, while a modern suite includes a large walk-in enclosure with a rainfall showerhead, contemporary panelled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (1173 sq ft - 109 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnyrigg is a thriving, well-connected residential town, with excellent access to Edinburgh via the A7 and the city bypass, and frequent bus services that make it easy to reach the city centre and beyond. The town itself offers a full range of everyday amenities along its high street, supported by nearby Straiton Retail Park, just four miles away, featuring a wide selection of popular high-street

retailers. Residents benefit from local facilities including a library, health centre, and leisure centre with a swimming pool. Surrounded by green belt land, Bonnyrigg offers abundant open countryside and recreational spaces, with nearby attractions such as Roslin Country Park, the Pentland Hills, and several golf courses for outdoor activities and scenic escapes.





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