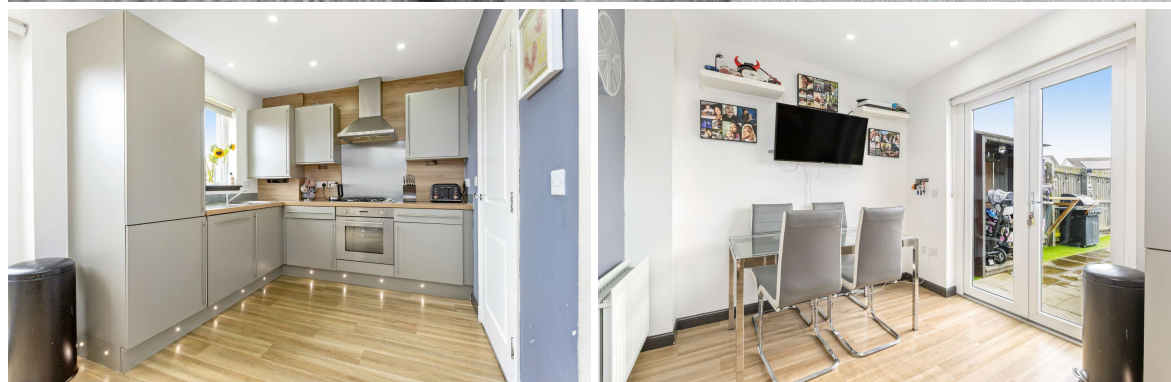




16 South Chesters Medway
BONNYRIGG | EH19 3GG


warner's
solicitors & estate agents



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Warners are delighted to present to the market this beautifully presented and exceptionally spacious five-bedroom end-terraced townhouse, forming part of the highly sought-after Hopefield development in Bonnyrigg. Offering superbly proportioned and flexible family accommodation arranged over three levels, the property enjoys an enviable setting close to excellent local amenities, well-regarded schools and excellent transport links. Early viewing is highly recommended to appreciate the generous accommodation and excellent standard of presentation on offer.

The welcoming entrance hallway leads into a bright and spacious lounge, which flows through to a separate dining area, while the contemporary kitchen/diner is fitted with a range of modern wall and base units, under-unit lighting and attractive panelled walls. French doors provide direct access to the rear garden, creating a particularly pleasant space for everyday family life and entertaining. A separate utility room and convenient ground-floor WC further enhance the accommodation. On the first floor, the impressive principal bedroom features twin Juliet balconies, mirrored fitted wardrobes and a stylish modern en suite shower room with a generous double shower. A further well-proportioned double bedroom benefits from a useful walk-in wardrobe.

The upper floor provides three additional bedrooms, comprising two generous doubles and a versatile single bedroom currently utilised as a home office. One of the double bedrooms benefits from a walk-in wardrobe, while the other features fitted wardrobes. A contemporary family bathroom completes the accommodation. Further benefits include gas central heating, double glazing and a partially floored attic providing valuable additional storage. Externally, the property enjoys a private rear garden, while its end-terraced position provides an attractive degree of privacy. This superb family home offers generous accommodation, excellent storage and a flexible layout over three levels, making it ideally suited to modern family living.

- Spacious five-bedroom end-terraced townhouse
- Highly sought-after Hopefield development
- Flexible accommodation arranged over three levels
- Principal bedroom with twin Juliet balconies & en suite
- Contemporary kitchen/diner with garden access
- Private rear garden, gas central heating & double glazing

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy Rating C, Council Tax Band F

Factored fees are approximately £156 per annum which are payable to Scottish Woodlands Ltd.

All fixtures, fittings, integrated appliances, the living room sofa set and the kitchen table are included in the sale while other furniture may be available through separate negotiation.

The popular Midlothian town of Bonnyrigg lies in the countryside to the south of Edinburgh, and is within easy commuting distance of the city. The town has a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park, and Edinburgh's City Centre is a short drive or bus ride away. The immediate vicinity lends itself to restful country walks, with a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The Borders Rail link is easily accessible, with Eskbank Station close by.



