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Offers Over

£145,000

54 Eldindean Road

Bonnyrigg | Midlothian | EH19 2HJ

A superb opportunity has arisen to acquire this well-proportioned two-bedroom lower villa, quietly positioned within the popular Midlothian town of Bonnyrigg. Benefitting from private gardens to both the front and rear, the property is conveniently located for a range of local amenities and transport links. The accommodation will appeal to a variety of purchasers, including first-time buyers, young couples and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a large storage cupboard. The bright and spacious front-facing lounge/diner offers ample room for lounge furniture together with space for a small dining table and chairs. A handy storage cupboard adds further practicality. The well-appointed kitchen is fitted with a selection of integrated white goods and features a combination of wall panelling and tiling to the splash areas, along with a pleasant side-facing outlook. There are two good-sized double bedrooms, both enjoying quiet rear-facing outlooks and offering plenty of space for freestanding furniture. The principal bedroom further benefits from an integrated double wardrobe with mirrored doors and an additional shelved cupboard. Completing the accommodation is a fully tiled bathroom fitted with a shower over the bath and a heated towel rail.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property enjoys a private front garden laid to lawn, while the enclosed rear garden features a lawn, wooden decking and a storage shed, providing a lovely space to relax and enjoy the outdoors. Ample unrestricted on-street parking is available within the surrounding area to accommodate residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

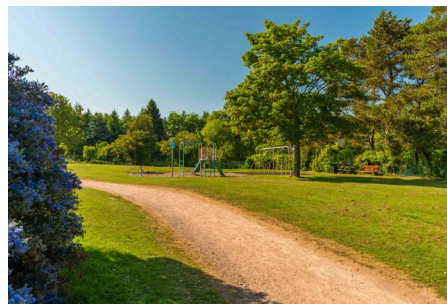
By appointment through Neilsons 0131 625 2222.





Location

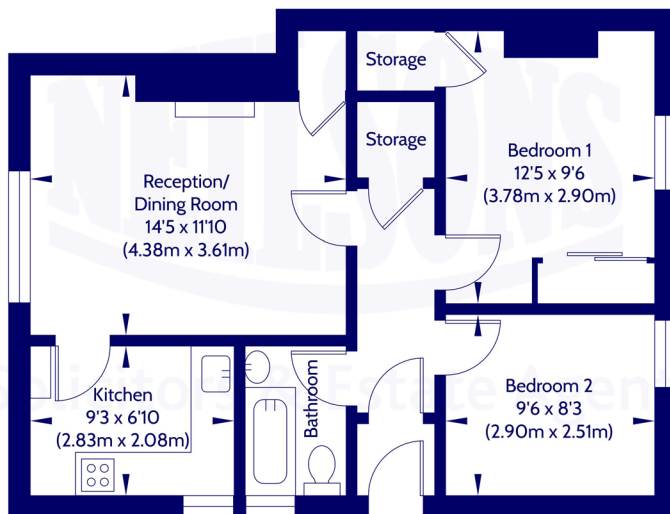
Eldindean Road is situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent 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 52 Sq M / 563 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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