



22 Gladstone's Gait

Bonnyrigg | Midlothian | EH19 3GA

This stunning, beautifully presented detached home is offered to the market in true move-in condition, having been extensively upgraded to an exacting standard. The property combines high-spec interiors with excellent outdoor space, including a multi-vehicle driveway, double garage and generous south-facing rear garden. Forming part of a desirable established modern development within the popular town of Bonnyrigg, the property is ideally positioned close to open parkland with kids playpark with a wide range of local amenities, reputable schooling and excellent commuting links all within easy reach, making it an ideal choice for modern family living.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathroom & WC apartment
-  Private Gardens
-  Multi-vehicle driveway & double garage
-  EPC Rating – A
-  Council Tax Band – F



Description

Accessed via an entrance vestibule, the property opens into a welcoming hallway with a useful two-piece WC apartment and good storage provisions. To the front, the beautifully proportioned box bay-windowed reception room provides an elegant and inviting space, ideal for relaxing and unwinding. The true heart of this exceptional home is the substantial, light-filled open-plan family, dining and kitchen space, creating a superb setting for everyday family life and entertaining. French doors open directly onto the generous south-facing rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The kitchen has been fully upgraded and is fitted with a stylish range of wall and base units, complemented by integrated appliances which are included in the sale. A practical utility room lies directly off the kitchen, with a further door providing convenient access to the side garden. Completing the ground-floor accommodation is a fifth double bedroom, offering excellent versatility and equally well suited to use as a dedicated home office, playroom or additional reception space.



A carpeted staircase with contemporary glass balustrading leads to the upper floor, where further storage is provided, including useful attic space. The impressive principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room, complete with mains shower. There are three further well-proportioned double bedrooms, with the two larger bedrooms also benefiting from built-in wardrobes. Completing the accommodation is a luxurious four-piece family bathroom, featuring both a separate shower enclosure and freestanding bath. The property also benefits from a new boiler and hot water tank, alongside a solar system with battery storage, contributing to an impressive EPC rating of A.

Extras

All the fitted floor coverings, light fittings and fitted wooden blinds will be included in the sale together with the built-in hob/double oven/hood, integrated dishwasher and fridge freezer.

Externally

To the front lies an attractive area of lawn with a multi-vehicle driveway (suitable for up to 5 cars) located to the side and leads to the detached double garage, fitted with power and light with pitched roof offering further storage provisions. The fully enclosed rear garden enjoys a sunny southerly aspect and offers a sizeable and delightful space for the family. It should be noted that the property benefits from an outdoor power socket together with hot and cold water taps.

Factors

Spiers Gumley are the Factoring Agents for the development to which a monthly fee of approx. £26 is payable for the upkeep of the communal garden grounds including the vast open green space within the estate together with the kids play park.

Viewing

By appointment through Neilsons on 0131 625 2222.





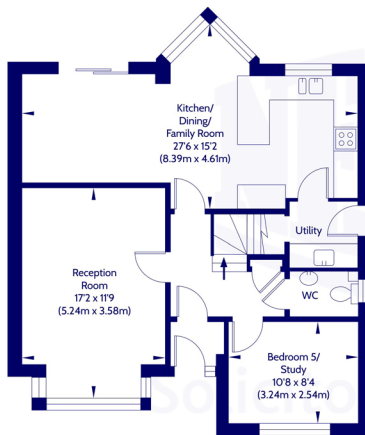
Location

The established and sought-after Midlothian town of Bonnyrigg lies 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 trip 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 for nursery to secondary level.

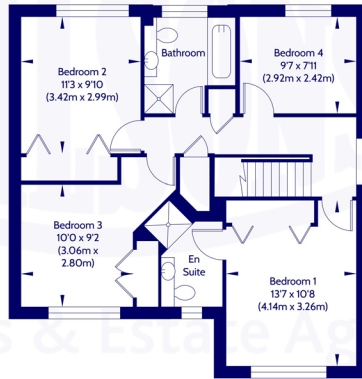




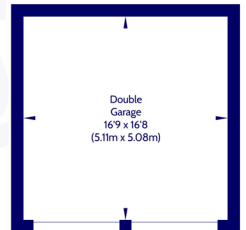
Approx. Gross Internal Floor Area 134 Sq M / 1448 Sq Ft.



Ground Floor



1st 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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