NEILSONS

Solicitors & Estate Agents



Offers Over

£190,000

17 Pendreich Avenue

Bonnyrigg | Midlothian | EH19 2EF

This two-bedroom semi-detached home is situated within a highly desirable residential development in Bonnyrigg. Offering well-proportioned accommodation, excellent storage and mature gardens to the front and rear, the property is ideally suited to first-time buyers, couples and young families. Conveniently positioned close to a range of local amenities and excellent transport links, the property offers an appealing combination of comfortable living and everyday convenience.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- On street parking
- Front, Side and Rear Gardens
- EPC Rating – D
- Council Tax Band - B



Description

The accommodation begins with an inviting entrance hallway leading to the principal living areas. The bright and spacious reception room enjoys a dual-aspect outlook, with carpeting and a focal fireplace area. The generous proportions allow for both lounge and dining furniture, creating a versatile space for relaxing and entertaining. The kitchen is fitted with a range of wall and base units, complemented by a selection of integrated appliances. A glazed door leads through to the rear conservatory, providing an additional reception area and a pleasant outlook towards the garden. The principal bedroom is a generous front-facing double room, featuring plush carpeting and triple mirror-fronted built-in wardrobes, providing excellent storage. The second bedroom is another well-proportioned double room, enjoying a rear-facing aspect and benefiting from carpeting and additional storage. Completing the accommodation is a family bathroom, fully tiled and fitted with a white three-piece suite, incorporating a bath with a thermostatic shower over.





Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from mature gardens to both the front and rear, providing attractive outdoor space to enjoy throughout the year. On-street parking is freely available.

Viewing

By appointment through Neilsons (0131 625 2222).





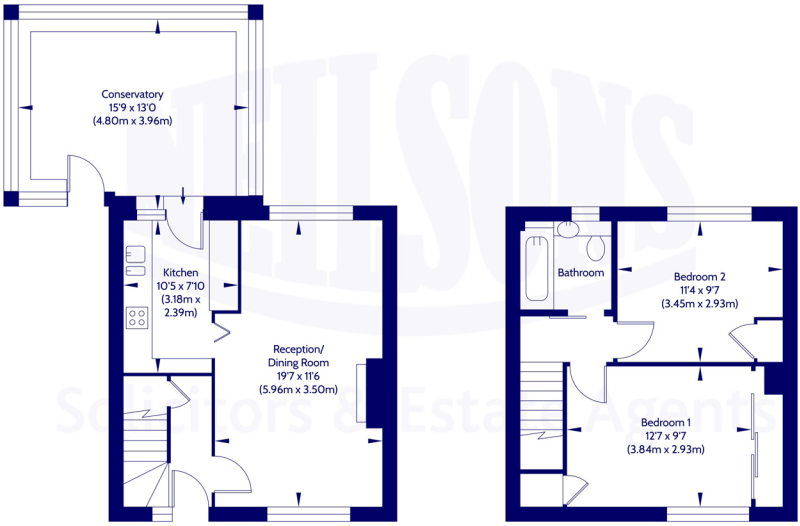




Location

Bonnyrigg is a popular Midlothian town offering an appealing balance of convenient suburban living and access to the surrounding countryside. The town provides a good range of local shops, supermarkets, cafés and leisure facilities, together with well-regarded primary and secondary schooling. Excellent bus services and convenient access to the A7 and Edinburgh City Bypass make commuting into Edinburgh and travelling throughout the surrounding areas straightforward. Nearby Eskbank railway station provides additional transport links to the capital, while local parks, scenic walks and the wider Midlothian countryside offer plenty of opportunities for outdoor recreation.

Approx. Gross Internal Floor Area 84 Sq M / 899 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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