



Offers Over

£405,000

16 Grove Farm Gardens

Bonnyrigg | Midlothian | EH19 3GS

Neilsons are delighted to offer to market this substantial and rarely available five bedroom detached villa quietly positioned within a sought-after residential development in Bonnyrigg. Boasting an integrated double garage and private gardens while being close to excellent amenities and transport links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  5 beds
-  2 public
-  3 bathroom
-  Private gardens
-  Double garage and driveway
-  EPC Band - C
-  Council Tax Band - G



Description

Internally, the impressive accommodation is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with cloak cupboard, bright and spacious lounge with an electric fireplace, understairs cupboard and a bay window with a lovely leafy outlook, modern fully-fitted kitchen/family room with a range of integrated white goods, tiling in splash areas, under-unit lighting, dual-aspect outlook and French doors leading to the garden while being styled with wooden units and a dark worktop, utility room with an overhead pulley drying rack, dual-aspect dining room allowing for flexible use as another reception room or home office/study, partially-tiled ground floor W/C, landing with storage and access via a dropdown ladder to the partially-floored attic, principal double bedroom with a bay window, gorgeous outlook and two integrated double wardrobes, partially-tiled partially-paneled en-suite shower room with a double cubicle and heated towel, second generous double bedroom with integrated wardrobes, second partially-tiled en-suite shower room, third sizable double bedroom with integrated wardrobes and room for freestanding furniture, fourth double bedroom with a single cupboard and space for different configurations, fifth double bedroom with a single cupboard currently used as a home office/study, and a partially-tiled family bathroom suite with a separate bath and shower with heated towel rail.

Further benefits include an EV charging point, intruder alarm system, CCTV cameras, gas central heating and double glazing throughout.

Factor fees are payable quarterly of approximately £58.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge, freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a small low-maintenance garden area along with an integrated double garage and double driveway for secure off-street parking. To the rear, a beautifully landscaped rear garden with a large sandstone patio area and split-level lawn space. The garden offers the perfect spot for all the family to enjoy.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Grove Farm Gardens is quietly situated within an ever-popular residential district of Bonnyrigg, lying 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 system, 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. The nearby Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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. Internal Area 175.45 Sq M / 1889 Sq Ft.

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.



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