



**lindsays**

4 South Chester Gardens  
Bonnyrigg, EH19 3GF

*"a beautiful detached house which offers a superb family home with integral garage and driveway"*

- Sitting room
- Dining kitchen
- Master bedroom with en-suite
- Second double bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Downstairs wc
- Beautiful rear garden
- Garage & driveway

EPC Rating C

**OFFERS OVER £335,000**



## Description

A beautifully presented detached house with integral garage and monoblocked driveway, located in a popular modern development situated in the town of Bonnyrigg. This superb property enjoys a lovely open outlook and offers a stylish home which is in walk in condition throughout. In brief the accommodation comprises; welcoming entrance hall, sitting room with feature fireplace and window to the front, stylish fully fitted dining kitchen with doors to the rear garden, bright master bedroom with large built in wardrobes and en-suite shower room, second double bedroom with built in mirrored wardrobe and en-suite shower room, two further bedrooms, family bathroom, and downstairs wc.

## Area

Bonnyrigg is a thriving market town situated on the banks of the River Esk, just five minutes from the Edinburgh city by-pass and a mere twenty minute journey (depending on traffic) from the city centre itself. It is a popular and attractive place to live with good local shopping facilities, schools and a wide range of leisure activities. A sports centre and swimming pool, several golf courses, restaurants, cafes and bars are but a few of the options available. In addition, neighbouring Lasswade, Dalkeith and Eskbank all offer excellent alternative shops and services, as do the Straiton and Fort Kinnaird Retail and Leisure Outlets.

## Viewing

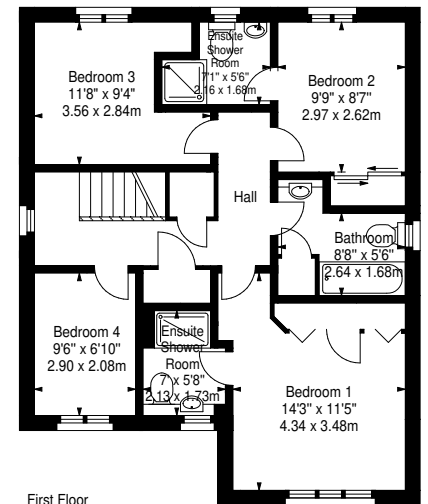
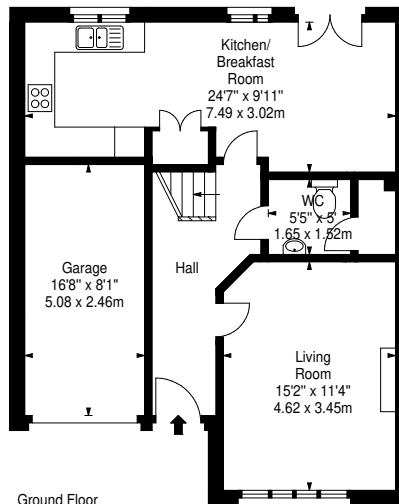
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



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Approx. Gross Internal Area  
1268 Sq Ft - 117.80 Sq M  
Garage  
Approx. Gross Internal Area  
134 Sq Ft - 12.45 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.