



Thorntons 
The right way to move

12 Pendreich Avenue

Bonnyrigg, Midlothian
EH19 2DY





Summary

This three-bedroom semi-detached house occupies a sizeable corner plot with private parking and a sunny enclosed garden featuring a large lawn, a seating deck with a bar area, a shed, and a summer house. It is quietly located within easy walking distance of Bonnyrigg's shops and schools, and just 30 minutes' commute from central Edinburgh. This modern family home benefits from a bright reception room connected to a well-appointed kitchen with garden access. There is also a bathroom and incorporated storage in all bedrooms, which is 'walk-in' in the principal bedroom.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Peaceful country town location
- Semi-detached house on a large plot
- Airy entrance hall with storage
- Bright living/dining room with access to:
- Well-appointed kitchen with garden access
- Two double bedrooms with storage (walk-in in the principal bedroom)
- One single bedroom with storage
- Bathroom with shower-over-bath
- Sunny enclosed garden with a summer house
- Private driveway
- Gas central heating and double-glazing



“The ideal family home boasts three bedrooms with storage, a bathroom, and a living room with convenient access to a well-appointed kitchen.”





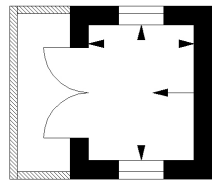


“The sunny enclosed garden features a large lawn, a seating deck with a bar area, a shed, and a summer house.”



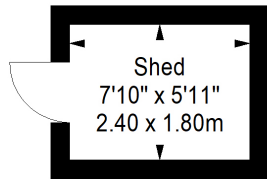
Floorplan

Summer House
Approx. 2.5 sq. metres (26.9 sq. feet)



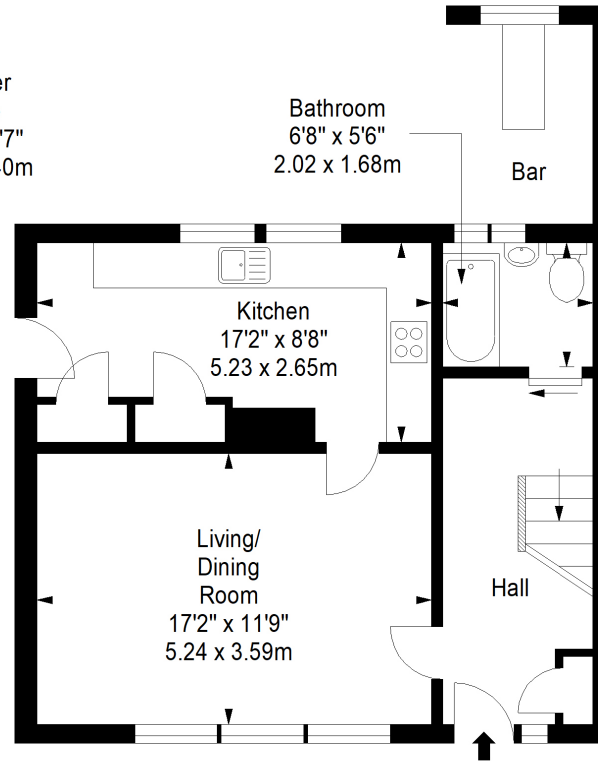
Summer House
5'11" x 4'7"
1.80 x 1.40m

Shed
Approx. 4.3 sq. metres (46.2 sq. feet)

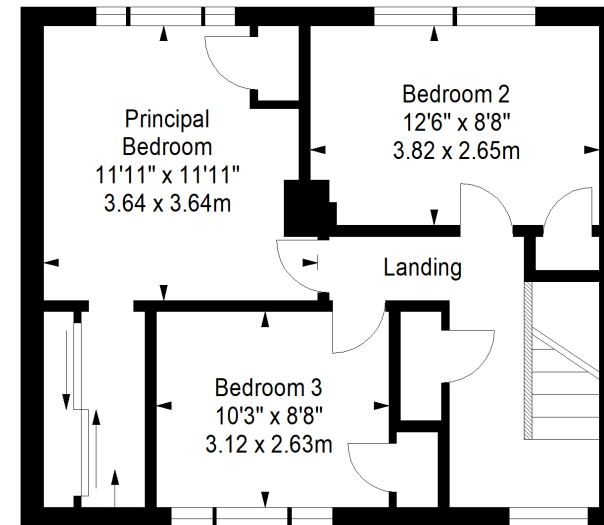
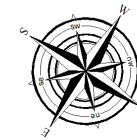


Shed
7'10" x 5'11"
2.40 x 1.80m

Ground Floor
Approx. 47.3 sq. metres (509.2 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.2 sq. feet)



Walk-in Wardrobe

Total area: approx. 101.4 sq. metres (1091.5 sq. feet)



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