



10 Peacock Avenue, Bonnyrigg, Midlothian, EH19 3RS

Flexible Four-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light, beautifully presented and spacious, flexible four-bedroom, semi-detached family home, with gardens and a driveway. Located in a modern, maintained, and family-orientated residential development in Bonnyrigg, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, conservatory, four double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a fitted kitchen, a modern bathroom and shower room, gas central heating, double glazing, and light neutral decor - ready-to-move-in. In addition, there is contemporary flooring and lighting, multiple TV points; and superb integrated storage provision including wardrobes for each bedroom and a loft space.

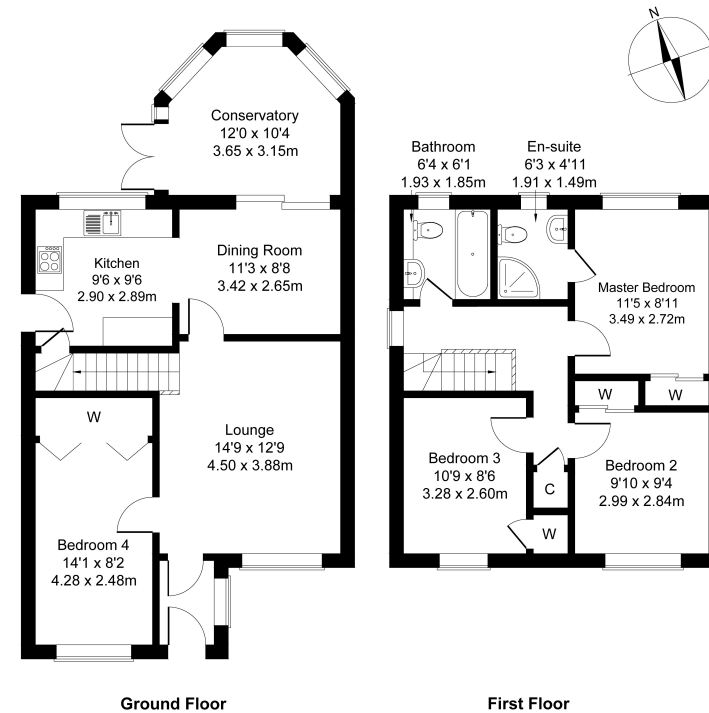
Externally there is an enclosed rear garden with a wood-decked patio, a lawn and a storage shed; whilst to the front, there is a lawn and a driveway. The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds including a children's play area.

The entrance porch has ample space for outerwear, and opens into the southerly-facing front-set living room featuring wood-effect flooring and affords access to the kitchen, bedroom four, and the carpeted stairway leading to the upper hall. Set to the rear, is a spacious, open-plan dining room and kitchen, with patio doors to a generous conservatory, wood-effect flooring, a side aspect door, and access to a deep pantry/store cupboard. Fitted kitchen units include stone-effect worktops, a tiled surround, a sink with drainer, unit downlighting; and an integrated oven, gas hob and canopy. Set off the lounge with a front-facing window is a flexible fourth bedroom, offering a potential family/TV room, and includes built-in wardrobes.

On the first floor, a master bedroom overlooks the rear garden, and features a built-in mirrored wardrobe, carpeted flooring and a stylish, fully-tiled shower room with a two-piece suite and a corner cubicle. Two further bright bedrooms are set to the front, also with carpeted flooring and built-in storage. Completing the accommodation, the family bathroom has a rear-facing window, fitted with a modern suite including a shower unit over the bath and tiled splash walls.

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Approximate Gross Internal Area: (1216 sq ft - 113 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Bonnyrigg is a popular residential location, with good commuting links to Edinburgh's city bypass via the A7, giving further connections to the city centre and surrounding areas. The town's high street provides all the usual day-to-day amenities, whilst Straiton Retail Park, with many high-street names, is within four miles. Bonnyrigg has its own library and health and leisure centres with a swimming pool. Frequent

bus services also serve the area for travel into the centre of Edinburgh and beyond; whilst Eskbank Railway Station is only 0.9 miles away offering rail lines to and from Edinburgh and Tweedbank. Bonnyrigg is a green belt village and has plenty of open countryside and areas for recreation close by, such as Roslin Country Park, the Pentland Hills, and three golf courses.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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