



12 Bumbræ Pend, Bonnyrigg, Midlothian, EH19 3FH

Charming, Two-Bedroom, Upper Villa with Garden

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Property Description

Nestled in a modern, family-friendly residential area of Bonnyrigg, Midlothian, this charming two-bedroom main door, mews-style, upper villa offers a perfect blend of style, comfort, and convenience. Set 'off-street' in a well-maintained development, the property benefits from a private garden, a dedicated parking bay with an EV charger, and an integrated garage with internal access.

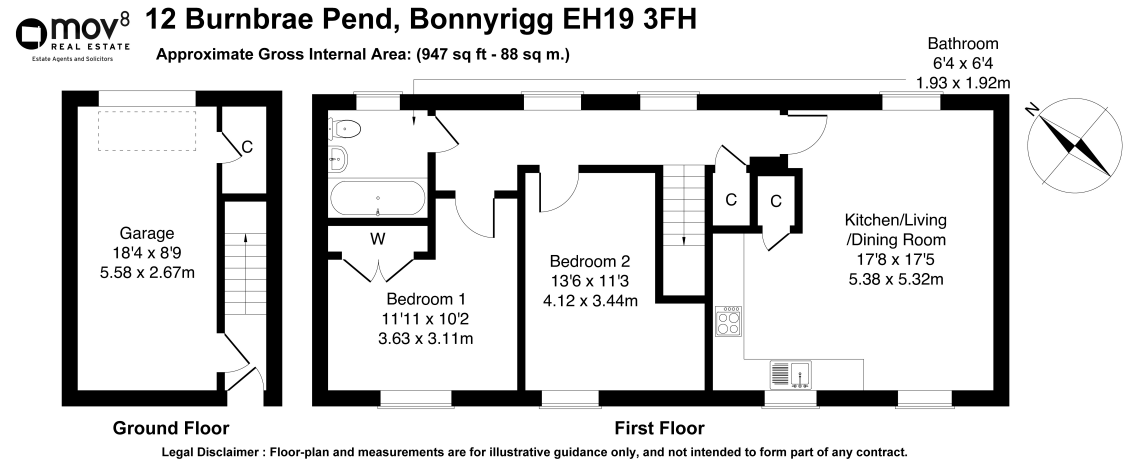
Comprises an entrance hall and stairway, an open plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish, fully integrated kitchen, a modern bathroom, an integrated sound system, contemporary flooring and lighting. In addition, there is gas central heating, double glazing and superb storage, including a powered garage and a loft space.

The garage offers superb potential with a secondary internal access door from the hall, whilst a private lawn garden is to the front. This popular development also offers additional unrestricted residential parking and visitors' spaces, well-maintained communal grounds and a primary school.

A welcoming entrance has internal access to the garage, and carpeted stairs leading to the upper hall, which gives access throughout the property. A tastefully finished, dual aspect, open-plan living/dining room and kitchen has wood-effect flooring, and two feature walls - one with a wall-mounted TV point, creating a contemporary and inviting space to relax or entertain. To one side, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, a tiled surround, and an integrated oven, gas hob, fridge/freezer, dishwasher, and washing machine.

Two generously proportioned bedrooms overlook the front aspect, both with wood-effect flooring, while bedroom one also benefits from a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



Area Description

Bonnyrigg is a thriving and well-connected residential town, offering excellent access to Edinburgh via the A7 and the city bypass, with frequent bus services providing easy travel to the city centre and beyond. The town itself offers a full range of everyday amenities along its high street, supported by nearby Straiton Retail Park, just four miles away, featuring a wide selection of popular high-street retailers. Residents benefit from local

facilities including a library, health centre, and leisure centre with a swimming pool. Surrounded by green belt land, Bonnyrigg boasts an abundance of open countryside and recreational spaces, with nearby attractions such as Roslin Country Park, the Pentland Hills, and several golf courses offering outdoor activities and scenic escapes.





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