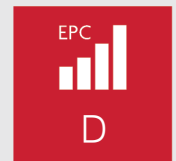
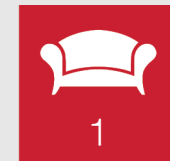




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41 Pendreich  
Avenue,

Bonnyrigg, Midlothian,  
EH19 2EE





## Summary

This five-bedroom detached villa is a spacious and versatile residence which has the advantage of a large corner plot, incorporating beautifully maintained gardens to the southwest-facing front, the side, and fully-enclosed rear. It offers generous, light-filled living space, as well as two bathrooms, private parking, and fantastic built-in storage. Furthermore, the property has a convenient location in Bonnyrigg, set within easy reach of amenities, bus links, and local schools. Within commuting distance of Edinburgh, it is sure to be popular with families and professionals.

Extras: all fitted floor and window coverings, light fittings, an integrated ceramic hob and oven/grill, an undercounter fridge, and a washing machine to be included.

## Features

- Large detached villa with a corner plot
- Situated in popular Bonnyrigg
- Vestibule and hall with built-in storage
- Dual-aspect living room with a fireplace
- Well-appointed breakfasting kitchen
- Naturally-lit landing with storage
- Four bright and airy bedrooms
- Versatile fifth bedroom/dining room
- Excellent built-in wardrobe storage
- Ground-floor three-piece shower room
- First-floor three-piece bathroom
- Landscaped front, side, and rear gardens
- Private driveway and detached garage
- Gas central heating and double glazing



“A deceptively large detached villa with a corner plot and enveloping gardens, five bedrooms, and two bathrooms”



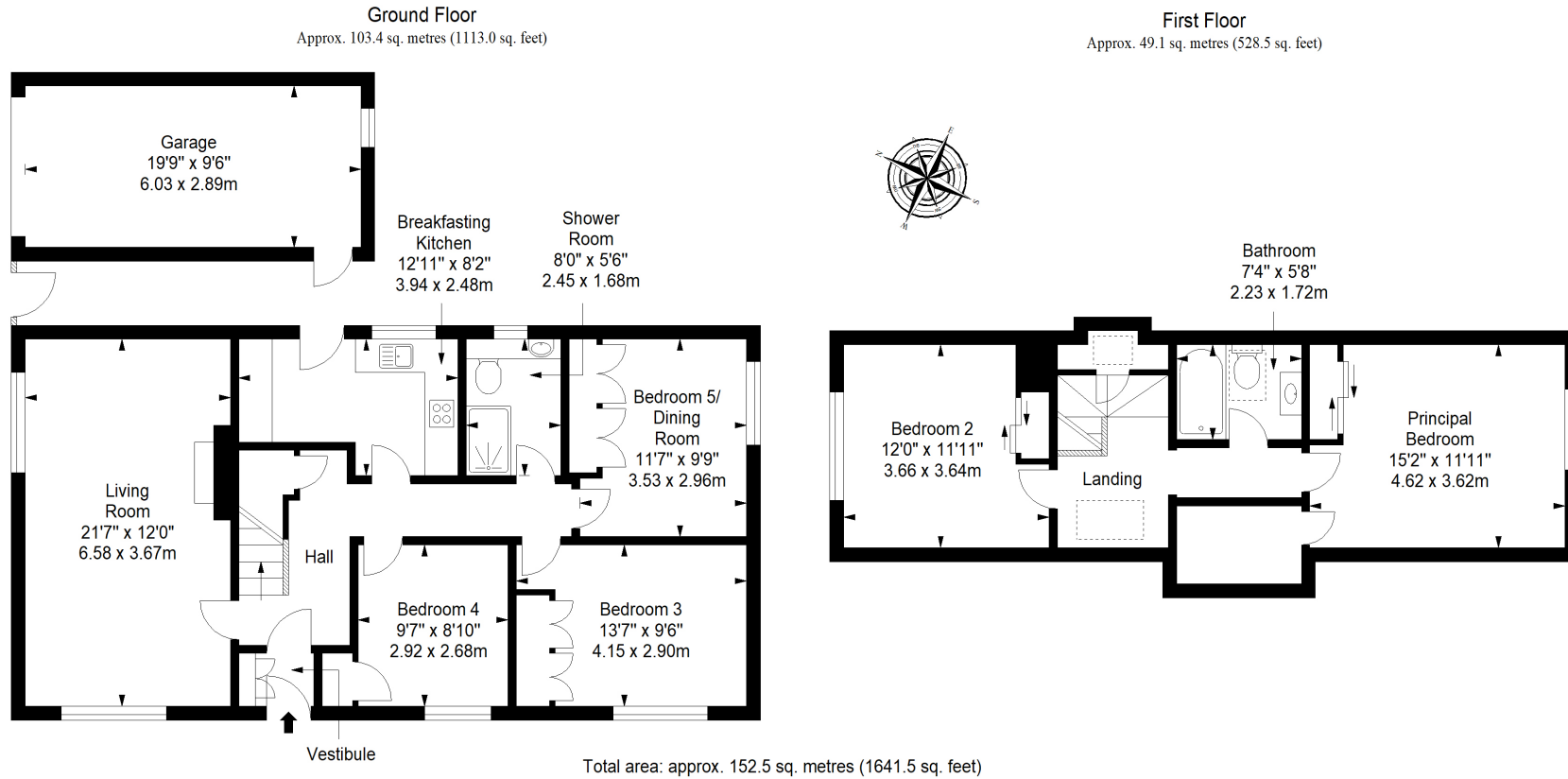




“Enjoys a convenient location in popular Bonnyrigg, close to amenities, schools, and transport links”



# Floorplan





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