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## 12 Eskdale Drive, Bonnyrigg, Midlothian, EH19 2LB

Spacious & Tastefully Presented, Three-Bedroom, End-Terrace Family Home

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# Property Description

Spacious and tastefully presented, three-bedroom, end-terrace family home, with extensive gardens and a driveway. Set on a generous corner plot, the property is located in an established residential area of Bonnyrigg, Midlothian.

Comprises: an entrance hall, living room, kitchen/dining room, three double bedrooms, and a family bathroom.

Highlights include a quality fitted kitchen, generous room sizes, contemporary flooring, and a stylish modern bathroom suite. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

There are gardens to three aspects, incorporating lawns, a sizeable patio area, a store shed, and a gated and paved driveway.

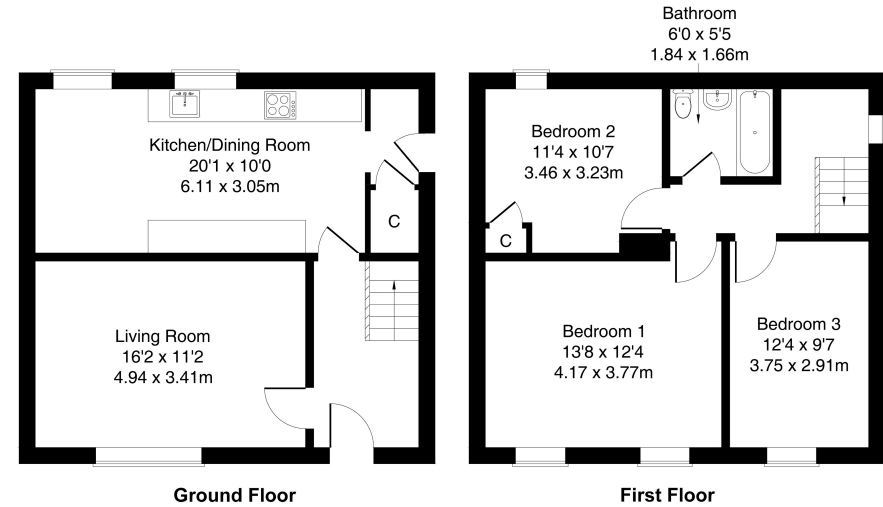
The welcoming reception hall gives access to both public rooms and to the carpeted stairway, and has ample space for freestanding storage and outerwear. Set to the front, the spacious living room includes carpeted flooring, plain coving, and a wall-mount TV point.

Rear-facing, a bright kitchen and dining room has wood-effect flooring, recessed spot lighting, and gives further access to a rear hall with a built-in store and a door leading out to the side garden. The kitchen itself is fitted with modern units, wood-effect worktops with a matching upstand, a Belfast-style ceramic sink, and an integrated fridge/freezer, double oven and a 5-ring ceramic hob.

Upstairs, three well-proportioned bedrooms are set on the first floor, with carpeted flooring for bedrooms one and two. A stylish bathroom has a rear-facing window and includes a showerhead fitting over the bath, fully-tiled flooring and walls, a ladder-style radiator, and recessed spot lighting.

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**12 Eskdale Drive, Bonnyrigg, EH19 2LB**  
Approximate Gross Internal Area: (990 sq ft - 92 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. 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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