

# 28 South Chesters Ave

BONNYRIGG, MIDLOTHIAN, EH19 3GN



*Stunning five-bedroom home in a prime location*



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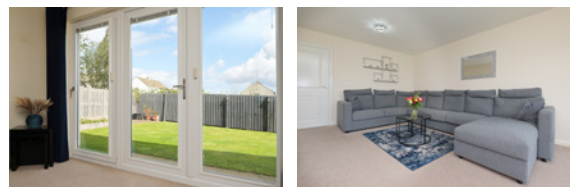
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McEwan Fraser Legal is delighted to present this stunning five-bedroom detached home on South Chesters Avenue - a beautiful modern build set on a desirable corner plot, featuring thoughtful touches throughout and an abundance of natural light.

# THE LIVING ROOM



From the moment you step inside, the welcoming entrance sets the tone for this spacious and stylish property. A bright hallway leads to a well-proportioned living room and family room, each offering flexibility for family life. The main living room boasts large windows and triple patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

# THE KITCHEN/DINER



The contemporary kitchen is a real showstopper, finished to a sleek modern standard with a central island, gas hob, and integrated appliances. French doors provide direct access to the garden, making this space perfect for both entertaining and everyday family meals. A separate utility room adds practicality.





# THE FAMILY ROOM



# THE UTILITY & WC







Upstairs, you'll find five generous double bedrooms, all filled with natural light. Both master bedrooms feature their own ensuite, each with a walk-in shower, modern finishes, and a built-in wardrobe. The main master bedroom also boasts French doors opening to a Juliet balcony. The additional family bathroom features a window for natural light, quality fittings, and a relaxing bath. There is extra storage available throughout the property, including three cupboards and a large floored attic.

## THE BATHROOM



# BEDROOM 1

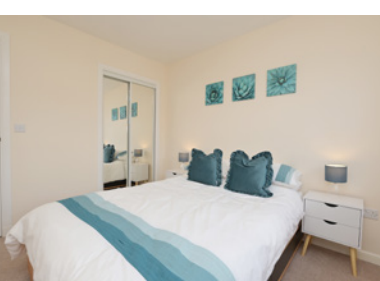
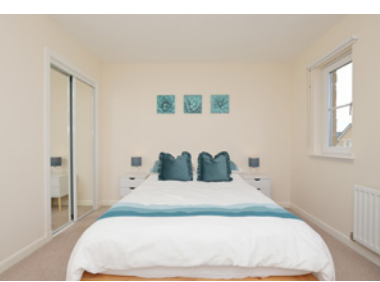


Both master bedrooms feature their own ensuite, each with a walk-in shower, modern finishes, and a built-in wardrobe





# BEDROOM 2





# BEDROOM 3



# BEDROOM 4





# BEDROOM 5





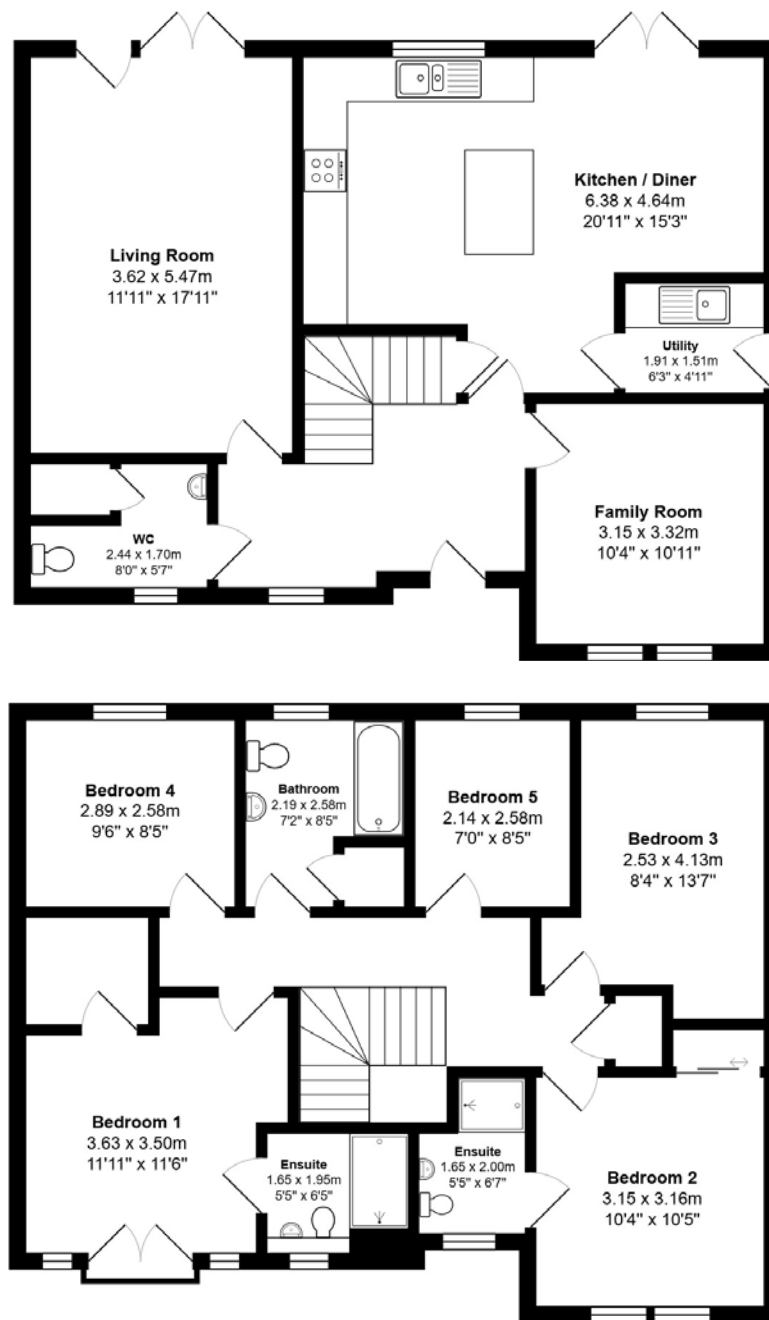
Externally, the property enjoys a large, well-maintained garden with a decking area ideal for outdoor dining and summer evenings, complemented by the generous garage, which offers secure parking, fantastic storage, or even workshop potential.

# EXTERNALS



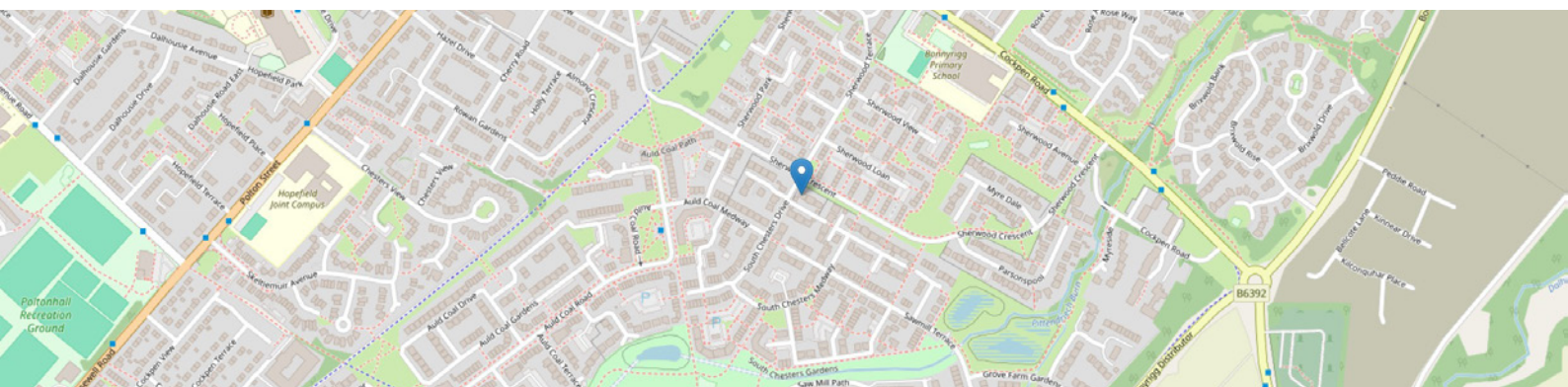


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Bonnyrigg is a small, thriving town in the county of Midlothian, perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin, to Penicuik to the west.







Bonnyrigg itself is an excellent shopping centre, and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location, and there is also a good choice of banking and post office services. Each Thursday, there is a lively street market. Should all of this prove insufficient, Straiton's extensive retail park is just a short drive away, offering a wide range of major stores and well-known brands. Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts, and golf courses at Broomieknowe and Newbattle. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities. There are primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition, with the City Bypass now just minutes away, placing every major trunk route within easy reach. This makes Bonnyrigg an ideal base for anyone needing to travel throughout Scotland, whether for work or leisure. Transport links into Edinburgh are excellent, with a regular and frequent bus service, while nearby Eskbank Station provides direct train services to the city centre in around 20 minutes. By car, the journey can often take less than twenty minutes, except at peak times.



**McEwan Fraser Legal**

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