

# 5 Peacock Parkway

BONNYRIGG, MIDLOTHIAN, EH19 3RQ



*Spacious Five Bedroom Detached  
Family Home in Bonnyrigg*



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McEwan Fraser Legal is delighted to present this five-bedroom detached family home in Midlothian's popular town of Bonnyrigg.

# KITCHEN/LOUNGE/DINER



The heart of the home is the kitchen/lounge/diner which has been upgraded and the kitchen is fitted with a freestanding RangeMaster hob/oven, a fridge/freezer and an integrated dish washer. The lounge area is fitted with a log-burning stove and the dining area is generous. In addition, there is also a fully equipped utility room leading to the rear garden.



# UTILITY ROOM & WC



# SITTING ROOM/BEDROOM



The property also boasts a generous sitting room facing the front of the property however, it has recently been used as a bedroom on the ground level, proving the space is flexible for any owner.





The house has five bedrooms on the first floor of which two have en-suites and all have built-in wardrobes. The bedrooms range in size from master bedroom down to bedroom five however, all are generously proportioned.

The facilities in the property range from WC on the ground floor to the main family bathroom along with two en suite shower rooms in bedrooms one and two.

# BATHROOM

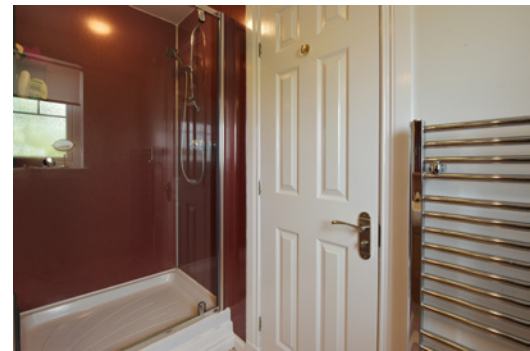




# BEDROOM 1

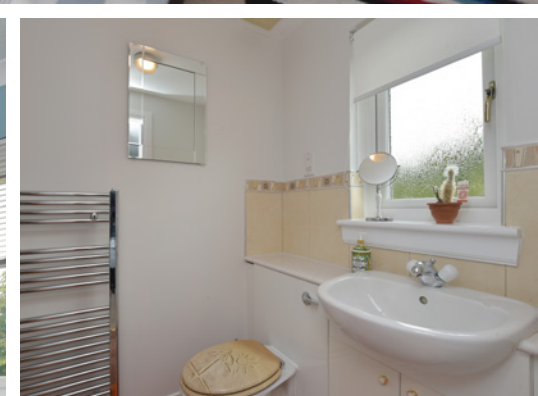


five bedrooms on the first floor  
of which two have en-suites





# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



# BEDROOM 5

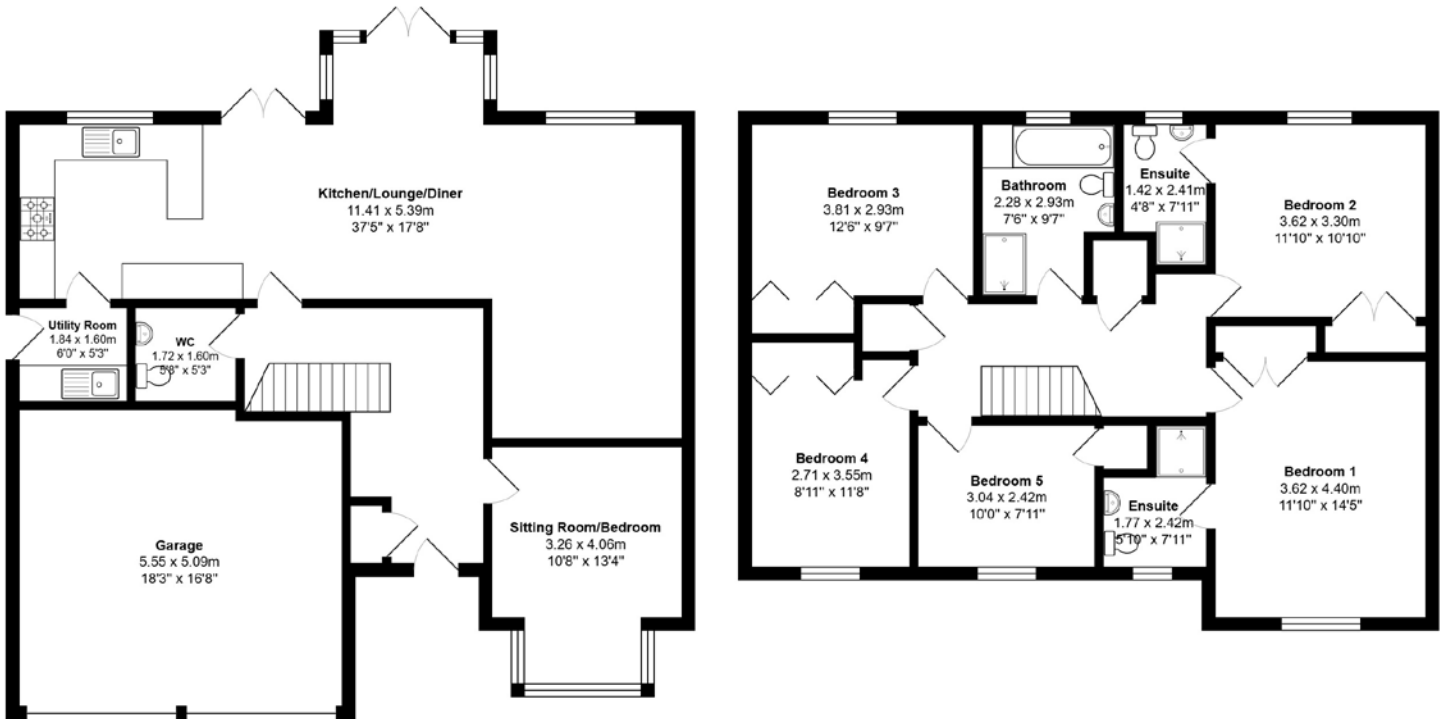


In addition, the property has a large double garage, a floored attic with ladder access, and private front and rear gardens which have been immaculately maintained. The house benefits from full double glazing and gas central heating, making for a cost-effective home, year-round

# EXTERNALS

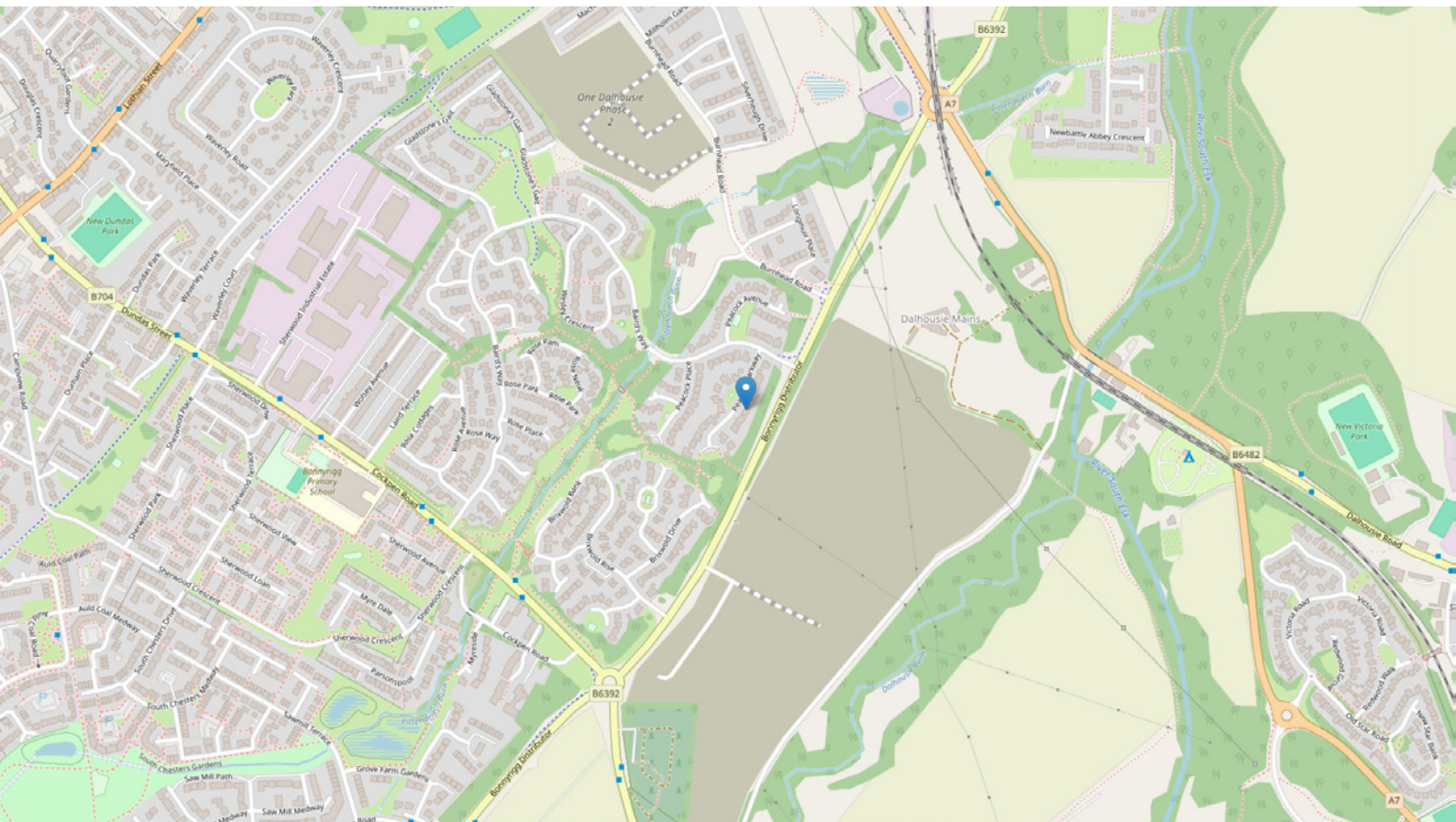


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 168m<sup>2</sup>  
EPC Rating: C



# 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, and Roslin to Penicuik in 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 to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

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. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Bonnyrigg may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.



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