




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3 South Chesters Grove

BONNYRIGG, MIDLOTHIAN, EH19 3WG



3 South Chesters Grove

BONNYRIGG, MIDLOTHIAN, EH19 3WG

An excellent opportunity to arise to acquire this spacious six bedroom detached villa, making for an ideal family home while being well located within the popular Midlothian town of Bonnyrigg. Viewing of this property is highly recommended.

Internally this property is in immaculate decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard and a two-piece WC which offers the potential of introducing a shower cubicle and the bright and spacious lounge has a bay window.

The open plan kitchen/diner benefits from an integrated four-ring gas hob, extractor hood, oven, microwave, fridge freezer, dishwasher, under-unit lighting and access to the rear garden through double patio doors, the fully fitted utility room allows internal access to the garage and the ground floor double bedroom is currently used as a family room.

First Floor: landing with space for a study area and a cupboard which houses the water tank, a spacious master bedroom with two double built-in mirrored wardrobes, two Juliet balconies and a five-piece, partially tiled en-suite shower-room which benefits from a double shower cubicle, his & hers

sinks and extractor fan.

There are four subsequent double bedrooms, one of which has a double built-in mirrored wardrobes and a three-piece, partially tiled en-suite shower-room with a further extractor fan.

The three-piece, partially tiled family bathroom has a walk-in linen cupboard which also offers the potential of conversion to a shower cubicle and has an extractor fan.

Attic: fully floored, accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

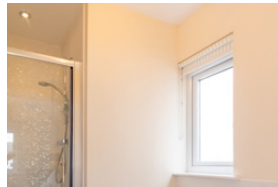
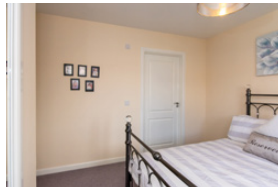
This property also benefits from gas central heating, full double glazing, private garden grounds surrounding the property, including a driveway to the front which, along with the double integral garage, accommodates for secure off-street parking for up to four cars, while there is more than adequate on-street parking to accommodate for visitors.





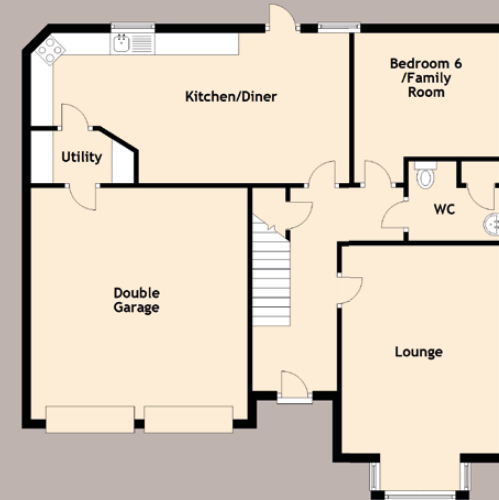
MAKING FOR AN *ideal family* HOME





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.54m (18'2") x 3.60m (11'10")
Bedroom 6/Family Room	3.50m (11'6") x 3.29m (10'10")
Kitchen/Diner	7.23m (23'9") x 3.50m (11'6")
Utility	2.33m (7'8") x 1.19m (3'11")
WC	2.07m (6'9") x 1.80m (5'11")
Double Garage	5.25m (17'3") x 4.90m (16'1")

First Floor	
Bedroom 1	4.17m (13'8") x 3.01m (9'11")
En-suite 1	3.20m (10'6") x 2.10m (6'10")
Bedroom 2	3.50m (11'6") x 3.43m (11'3")
En-suite 2	2.10m (6'10") x 1.60m (5'3")
Bedroom 3	3.48m (11'5") x 3.40m (11'2")
Bedroom 4	3.40m (11'2") x 3.25m (10'8")
Bedroom 5	3.31m (10'11") x 2.00m (6'7")
Bathroom	3.46m (11'4") x 2.66m (8'9")

Gross internal floor area (m²): 165m² | EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

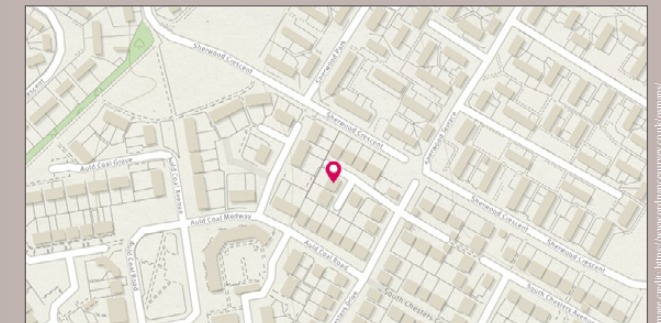


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
HAYLEY MATEAR
 Photographer



Layout graphics and design
ALLY CLARK
 Designer