

10 Peacock Avenue

BONNYRIGG, MIDLOTHIAN, EH19 3RS



*Versatile four-bedroom semi-detached home,
situated on Peacock Avenue, a quiet cul-de-sac*



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McEwan Fraser Legal is delighted to present this spacious and versatile four-bedroom semi-detached home, situated on Peacock Avenue, a quiet cul-de-sac. With houses on one side and a children's play park opposite, this is an ideal location for families seeking both convenience and a safe, welcoming environment. Forming part of a sought-after and established modern development, the property is offered in excellent condition throughout, and early internal viewing is highly recommended.

THE LIVING ROOM



The accommodation begins with a welcoming entrance vestibule, leading into a bright and generously proportioned main reception room. This space benefits from an open outlook, excellent levels of natural light, and a stylish integrated media wall that creates an attractive focal point. Its size and layout provide superb flexibility for both relaxation and entertaining.

THE DINING ROOM & CONSERVATORY



The contemporary décor and modern laminate flooring flow seamlessly into the adjoining dining room and kitchen, both of which overlook the rear garden. The dining area offers ample space for a large family table, and patio doors lead directly into a spacious conservatory, complete with tiled flooring and French doors opening onto the garden, perfect for year-round enjoyment.



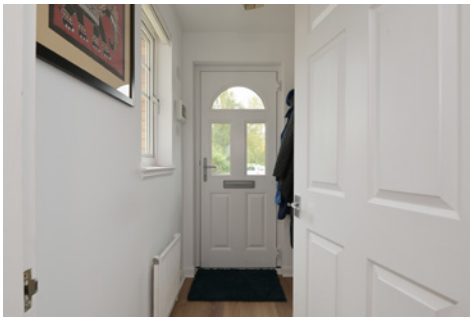
The modern kitchen is well-appointed with a wide range of wall and base units, an integrated hob and oven, and space for free-standing appliances. A large under-stair storage cupboard provides additional practicality. Completing the ground floor is a highly versatile converted garage, currently used as a home office, but it could equally be used as a fourth double bedroom with integrated wardrobes.

THE KITCHEN



BEDROOM 4

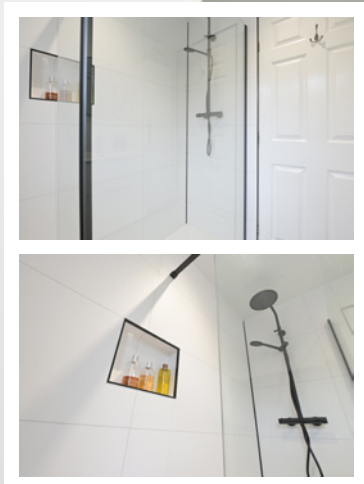




Upstairs, the property continues to impress with three well-proportioned bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and features fitted wardrobes alongside a sleek, contemporary en-suite shower room. The second and third double bedrooms also benefit from integrated storage. The family bathroom is finished with partial tiling and a white three-piece suite with a shower over the bath.

Further benefits include gas central heating, double glazing, and excellent storage throughout.

THE SHOWER ROOM



BEDROOM 1



features fitted wardrobes alongside a sleek, contemporary en-suite shower room



BEDROOM 2



BEDROOM 3

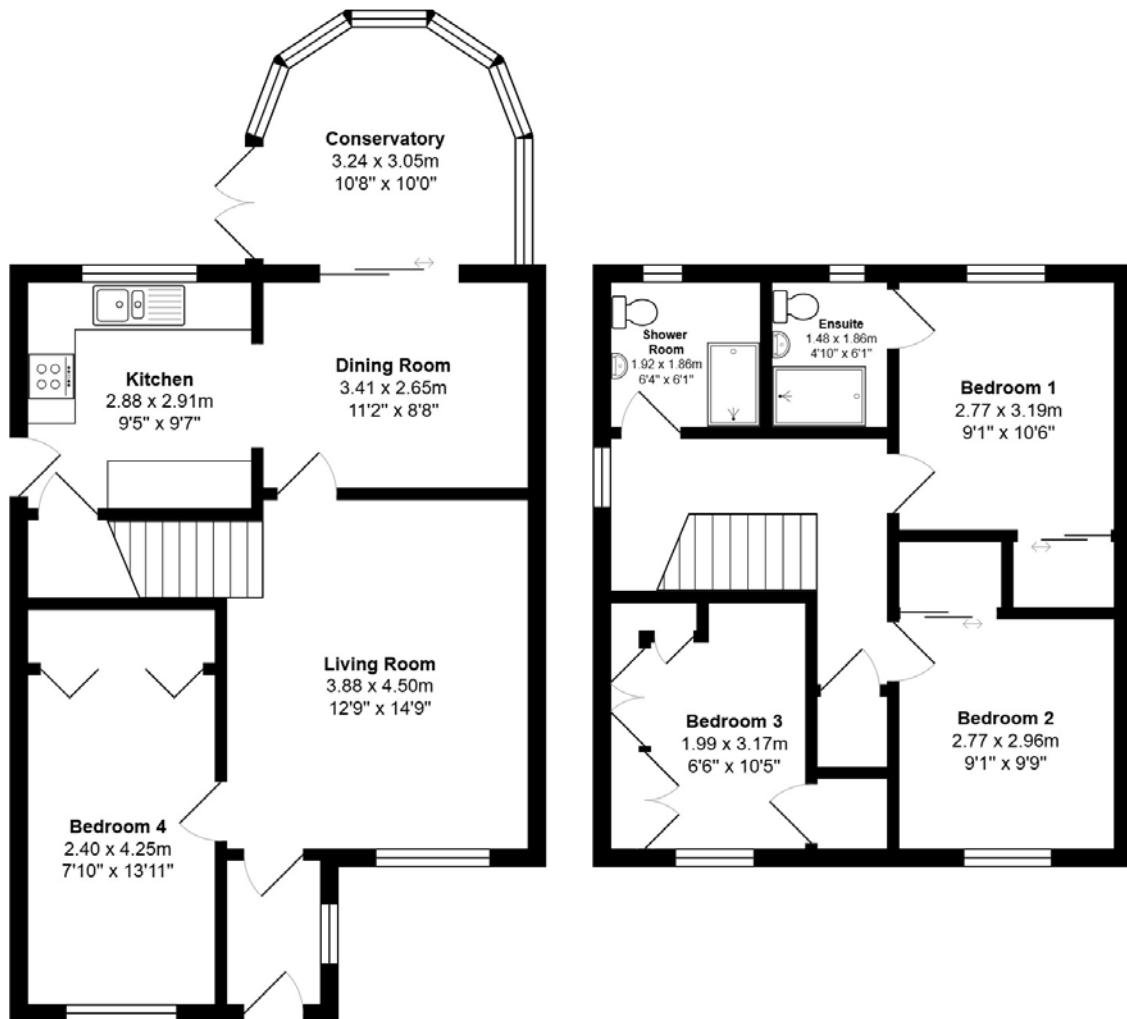


Externally, the property offers a driveway and a neat front garden, while the enclosed rear garden enjoys a high degree of privacy. Mainly laid to lawn with a decked seating area, it provides an ideal space for both children and adults to enjoy.

EXTERNALS

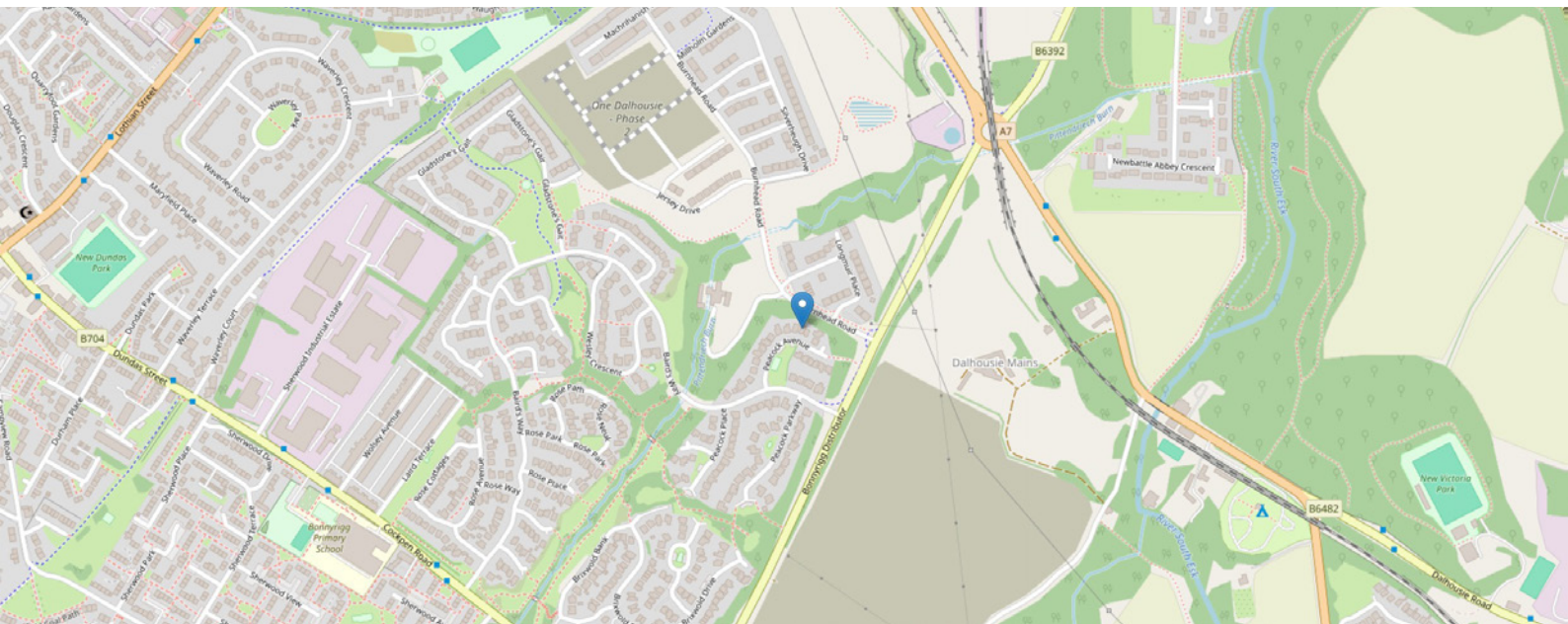


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 110m² | EPC Rating: C



THE LOCATION

Bonnyrigg is a vibrant and well-connected town in Midlothian, offering the perfect blend of modern convenience and community spirit. Just six miles southeast of Edinburgh, it's an excellent choice for professionals seeking an easy commute into the city, with regular bus services and nearby rail links at Eskbank station providing quick access to Edinburgh Waverley and beyond. For those driving, the City Bypass and A7 make travel across the region straightforward.





The town itself boasts a welcoming atmosphere, with an excellent selection of local shops, cafés, and services, along with larger supermarkets for everyday essentials. Families are particularly drawn to Bonnyrigg for its highly regarded schools, safe neighbourhoods, and abundance of green space. King George V Park, Broomieknowe Golf Club, and nearby Dalkeith Country Park provide fantastic opportunities for outdoor leisure and weekend activities.

For young professionals, Bonnyrigg offers a peaceful alternative to city living without sacrificing convenience. Its strong sense of community, thriving local amenities, and easy connectivity make it an attractive place to settle, whether you're starting a family or looking for a well-balanced lifestyle close to the capital.



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