




McEwan Fraser Legal

Solicitors & Estate Agents

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10 Peacock Avenue

BONNYRIGG, MIDLOTHIAN, EH19 3RS



Bonnyrigg

MIDLOTHIAN, EH19 3RS

Peacock Avenue occupies an excellent location on the south fringe of the bustling Midlothian town of Bonnyrigg.

Within easy walking distance, residents find a wide range of shops and buses, whilst a little further, there is a selection of supermarkets and even visitor shopping experiences such as Dobbies (10-minute drive) or the larger neighbouring town of Dalkeith.

Edinburgh is a simple commute whether by bus or car; indeed, the by-passes are very close-by and they lead on to all major roads in the region. The surrounding countryside is much admired and local families love to pop into the Country Parks at Dalkeith and Vogrie; even the coast of East Lothian is convenient. The schooling in the town is well renowned too. All in all, a great place to live.

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McEwan Fraser Legal is delighted to present this flexible and extended four bedroom semi-detached house to the market. Peacock Avenue is a quiet cul-de-sac with houses on one side and a children's play park on the other, making this an ideal purchase for a family. The wider area is an established and attractive modern development in sought after Bonnyrigg. Internally the property is presented to the market in excellent order and internal viewing is highly recommended.

A useful entrance vestibule opens into the main reception room which enjoys an open aspect to the front of the property and boasts ample floor space for a variety of different furniture configurations. This gives plenty of flexibility for an incoming purchaser to create the layout that works best for them. The warm décor is set against modern laminate flooring which runs through to the dining room and kitchen which overlook the rear garden. The dining room is open to the kitchen and has a patio door opening to a large conservatory which features tiled flooring and French doors to the rear garden. There is plenty of space for a large dining table. The kitchen itself comprises a generous range of base and wall mounted units with integrated

hob and oven alongside a range of free-standing appliances. There is also a large storage cupboard under the stairs which is accessed from the kitchen giving useful extra storage. The ground floor is completed by the converted garage which provides a fourth double bedroom with integrated wardrobes. This room could also double a fantastic family room or home office.

On the first floor, there are three further bedrooms and the family bathroom. The obvious master bedroom overlooks the rear garden and includes integrated wardrobes and benefits from a stylish modern en-suite shower room. The bedroom itself has ample space for a full range of additional free-standing furniture. The second and third double bedrooms also include integrated wardrobes.

The property also benefits from gas central heating and double glazing.

Externally there is a driveway and small garden to the front. To the rear, there is a secluded and enclosed garden which is largely laid to lawn alongside a decked area.









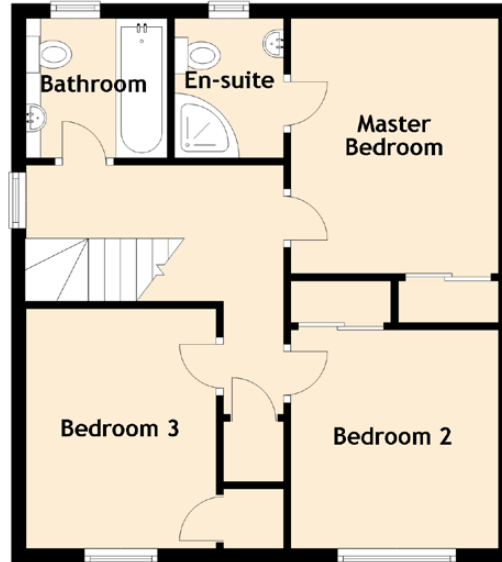
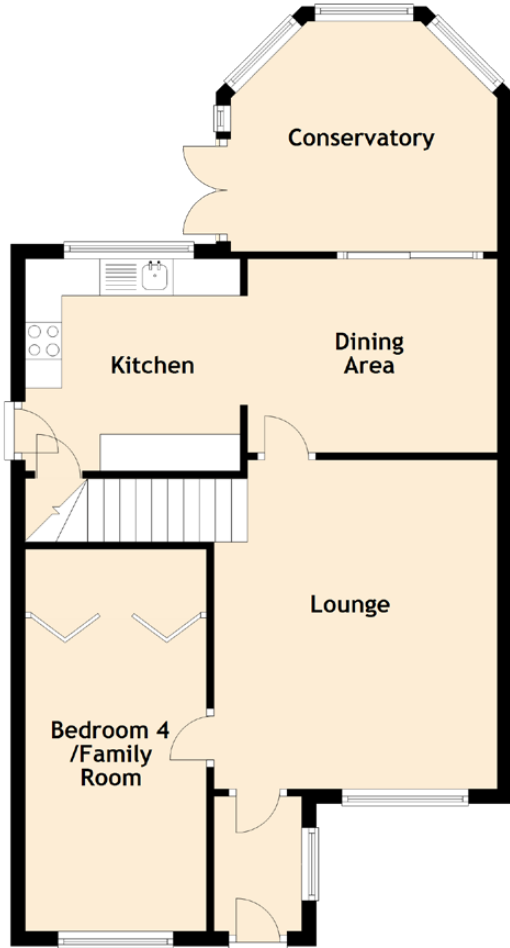






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

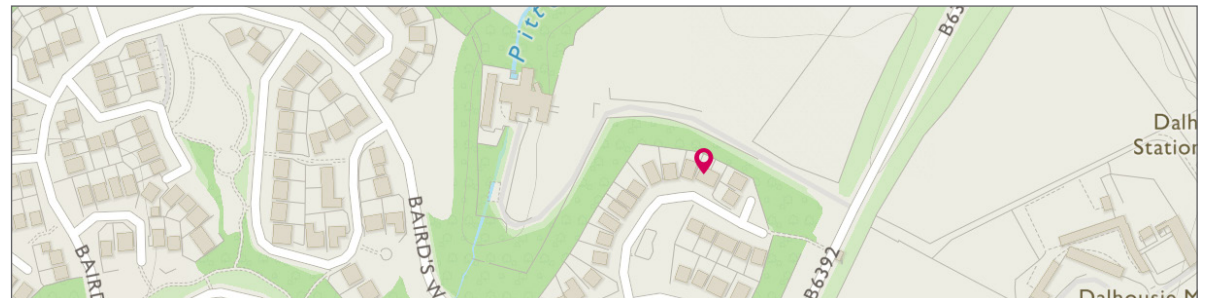
Lounge	4.50m (14'9") x 3.88m (12'9")
Kitchen	2.90m (9'6") x 2.89m (9'6")
Dining Area	3.42m (11'3") x 2.65m (8'8")
Bedroom 4/Family Room	4.28m (14'1") x 2.48m (8'2")
Conservatory	3.65m (12') x 3.15m (10'4")

First Floor

Master Bedroom	3.49m (11'5") x 2.72m (8'11")
En-suite	1.91m (6'3") x 1.49m (4'11")
Bedroom 2	2.99m (9'10") x 2.84m (9'4")
Bedroom 3	3.28m (10'9") x 2.60m (8'6")
Bathroom	1.93m (6'4") x 1.85m (6'1")

Gross internal floor area (m²): 107m²

EPC Rating: C





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Part
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Text and description
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