



23 Gladstone's Gait
Bonnyrigg, Midlothian
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Property Summary

Positioned near a trio of public parks, this executive four/five-bedroom detached house has a prime location as part of a family-friendly development in Bonnyrigg. The southeast-facing home also benefits from bright and spacious rooms with modern interior design and high standards throughout. It features three reception areas (including an open-plan kitchen), two on-trend bathrooms (plus a WC), and fantastic storage. It has ample private parking and a large, enclosed garden as well.

Tucked behind a front garden, the home's entrance has instant appeal which continues inside via a naturally-lit hall with a WC. Crisp neutral décor adds to the welcome flowing through to the living room. Here, a contemporary accent wall adds style, while a wood-toned floor provides texture and warm colour to the environment. A southeast-facing box bay window completes the large reception space.



Features

- An executive detached house in Bonnyrigg
- Family-friendly development near public parks
- Modern interior design throughout
- Naturally-lit entrance hall with a WC
- Large living room with a box bay window
- Versatile sitting room/bedroom 5 with storage
- Open-plan snug/kitchen/dining room
- Separate utility room for laundry
- Landing with two built-in cupboards
- Four bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- Modern family bathroom with 3pc suite
- Well-maintained front and rear gardens
- Private monoblock double driveway
- Gas central heating and double glazing





Open-plan snug/kitchen/dining room

On the opposite side of the hall, the sitting room shares the same aspect, offering excellent versatility of use and generous built-in storage. The sociable heart of the home is the open-plan kitchen, dining room and snug, which stretches the entire length of the property with a footprint covering over 293 square feet – perfect for family meals and special occasions. French and patio doors extend the space out into the garden as well for those lively summer barbecues. The kitchen itself offers generous cabinet storage alongside stone-inspired worktops. Integrated appliances complement the modern look, while a separate utility room has further cabinet storage and workspace.



“Large living room with a box bay window & a versatile sitting room with storage”







Four bedrooms with built-in wardrobes & a contemporary 3pc en-suite shower room

Upstairs, the four bedrooms continue the high standards, each room benefitting from plush carpets and a built-in wardrobe. The expansive principal bedroom further boasts a contemporary en-suite shower room for added luxury. The second bedroom is also a spacious double, whilst bedrooms three and four offer further flexibility. Finishing the accommodation is a modern family bathroom with a three-piece suite. Gas central heating and double glazing ensure year-round comfort.





Well-maintained front and rear gardens

Fully enclosed by a high fence, the large rear garden is made for families. It features decking and patio areas for summer dining, as well as a neatly kept lawn with space alongside for play equipment. A monoblock double driveway to the front provides off-street parking.





Bonnyrigg

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.



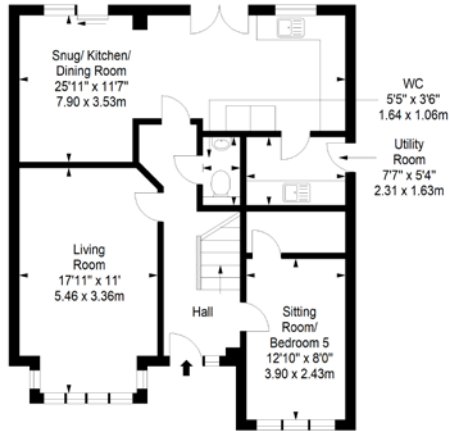
Waverley
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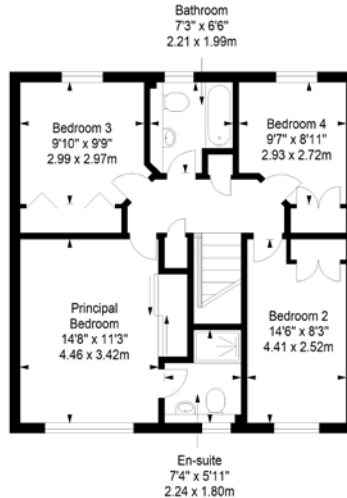
Floorplan

Ground Floor
Approx. 71.0 sq. metres (764.3 sq. feet)



Total area: approx. 136.2 sq. metres (1466.1 sq. feet)

First Floor
Approx. 65.2 sq. metres (701.8 sq. feet)



EPC Rating - C | Council tax band - F | Home report Value - £400,000

Extras: all fitted floor coverings, window blinds, the living room curtains, light fittings, integrated kitchen appliances (gas hob, concealed extractor, double oven, and fridge/freezer), a dishwasher, and a washing machine to be included in the sale.

Price & Viewings

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