





BONNYRIGG, MELVILLE COTTAGE, 3 HILLHEAD

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Fixed Price £575,000

VIEWING

By appointment telephone 0779
5604471 or 0131 247 1010

Well presented detached stone built villa situated within a much sought after area within Bonnyrigg. The accommodation has been extended in the recent past and maintained to a good standard and blends traditional with contemporary very well. The accommodation comprises on the ground floor, vestibule, hall, sitting room, dining room, double bedroom with large en suite, open plan family room/kitchen/dining area, downstairs WC, utility space, and bathroom. The first floor accommodation comprises three bedrooms and a shower room. Gas central heating. Double garage. Driveway with parking for several cars and run in for one car. Large patio area and side garden.

Bonnyrigg is situated approximately 8 miles from Edinburgh city centre and can be easily reached via the city by-pass. There is a regular bus service to the city. The original village centre has been extended and now has good shopping facilities with further excellent shopping at nearby Dalkeith. There are local primary schools and high schools both at Lasswade and at Dalkeith. The high school at Lasswade offers such leisure facilities as swimming and sports facilities and there is a golf course within easy reach. In addition it is a short drive to open countryside leading to the Borders area.



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ACCOMMODATION

VESTIBULE

The property is accessed via a timber front door into the vestibule with glazed light over the door. Cornice. Mosaic tiled flooring. Dado rail. Electricity meter and fuse box. Fitted wall light. Timber and glass door with overhead light and glazed side panels to hall.

HALL

Ornate cornice. Decorative arch. Dado rail. Smoke alarm. Under stair storage cupboard with power and light. One radiator. Telephone point. Doors leading off from the hall to :-

SITTING ROOM

Lovely sitting room with bay window to front having the original timber panelled surround. Ornate ceiling cornice. Picture rail. Two radiators. Sanded and sealed floor. Window to side with the original timber panelled surround. Timber fire surround with cast iron insert and working fire and slate hearth. Display recess with storage cupboard below and display light above.

DINING ROOM.

Good sized family dining room with double windows to the front having the original timber panelled surround and working window shutters. Ornate cornice. Picture rail. Shelved press cupboard. Timber fire surround with cast iron insert with tiled side panels. Two radiators.

DOUBLE BEDROOM

Good sized double bedroom with window to side. Plain ceiling cornice. One radiator. Door to en suite.

EN SUITE BATHROOM

Half opaque window to side. White suite comprising WC, wash hand basin and bath. Separate shower cubicle with shower. Tiled flooring. Large wall mounted mirror with vanity lighting. Shaver point. Laminate tiled effect flooring. Plain cornice. Radiator with heated towel rail attachment.

FAMILY ROOM/KITCHEN/DINING AREA

This room is split in to three distinct areas. The family area has a fire surround with gas fire. Fitted wall light. Ceiling rose. Hardwood flooring. Open to kitchen and dining area. One radiator.

KITCHEN

Windows to rear. The kitchen is fitted with a good range of modern wall mounted top and base units which incorporate drawer storage. The kitchen appliances are all included and incorporate a black Range master gas cooker. Large overhead cooker hood. Black granite work surfaces with one and half bowl inset stainless steel sink. Recess ceiling lighting. Tiled flooring. Integrated dishwasher and wine cooler. Open to dining area.

DINING AREA

Lovely bright dining area with hardwood flooring and timber and glass folding doors which open out to the garden. Roof windows and large velux roof window. Recessed ceiling lighting. Built in dresser with glass fronted doors and storage below with fitted worktop. One radiator.

This area continues in to the utility are where there is a large walk in storage cupboard with light and power. Door access to garden space.

WC

Opaque window. White WC and wash hand basin. Hardwood flooring. One radiator. Timber lined walls to dado height. Recessed ceiling light.

UTILITY CUPBOARD

Useful space with window to front. Inset Belfast sink with storage below. Space for automatic washing machine and stacking tumble dryer. Hardwood flooring. Overhead drying pulley. Recessed ceiling lighting. One radiator.

BATHROOM

Spacious bathroom which is fitted with a white suite which comprises WC, wash hand basin and curved cast iron bath with claw feet. Sanded and sealed floor. Timber lined walls to dado height. Large feature wall mirror with display lighting. Recessed shelved storage cupboard. Expel air. One radiator.

FIRST FLOOR ACCOMMODATION

The first floor accommodation is accessed via a hardwood staircase. There is a stained glass window at mid height. Dado rail.

UPPER LANDING

Plain cornice. Dado rail. Smoke alarm. Storage cupboard. Doors leading off to:-

DOUBLE BEDROOM

Good sized double bedroom with window to front having a built in window seat. Plain ceiling cornice. Access to eaves. One radiator.

BEDROOM

Single bedroom with double windows to front. Modern spotlighting. One radiator.

BEDROOM

Double bedroom with window to front. Plain cornice. Two radiators

SHOWER ROOM

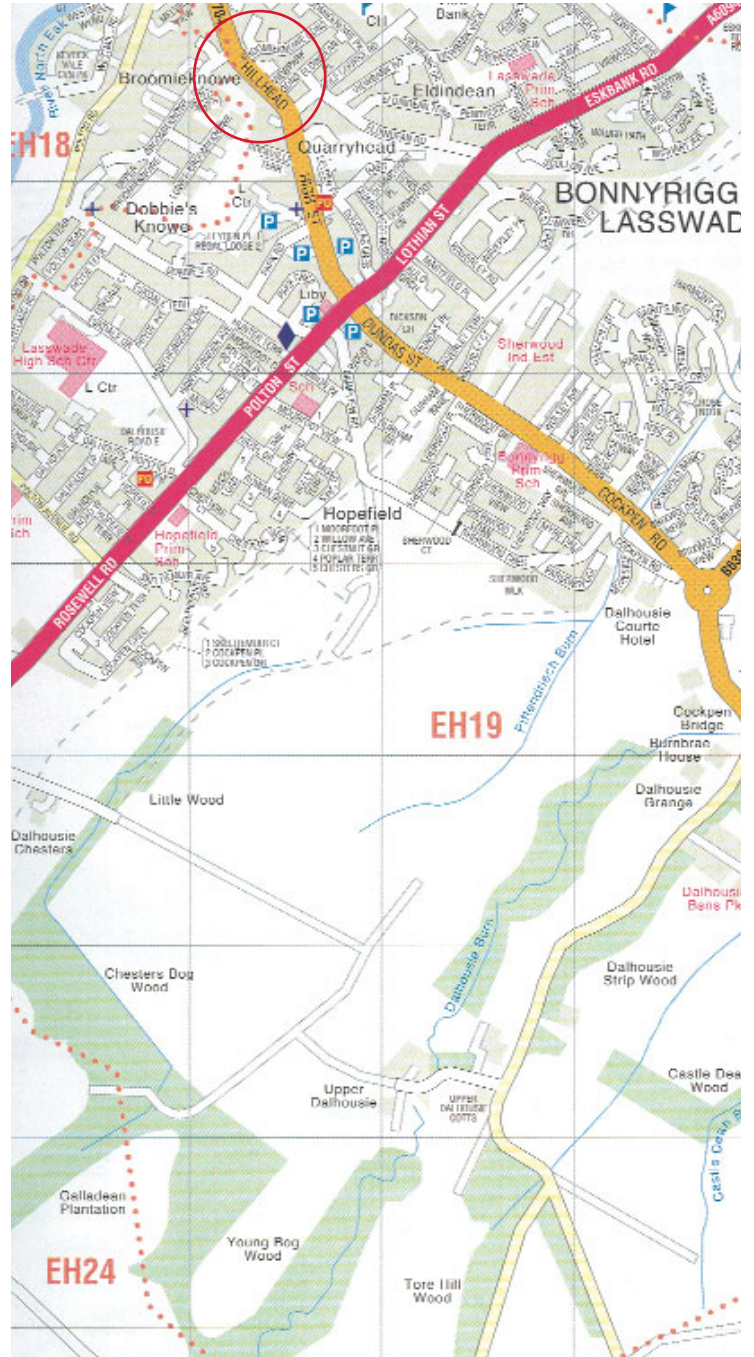
Recently formed shower room with a velux roof window to rear. Modern white suite comprising WC, wash hand basin and fully tiled shower cubicle with chrome shower and glass screen doors. Chrome ladder radiator. Expel air. Recessed ceiling lighting.

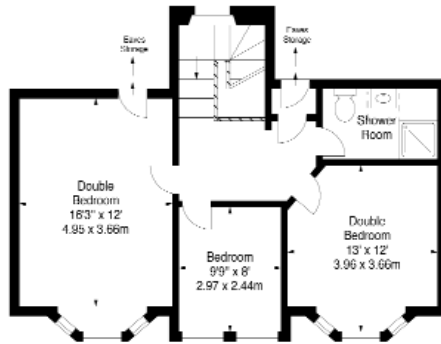
GARDEN

To the front of the property there is a monoblock driveway with parking for three cars which gives access to a double garage with electronic up and over door. The garden to the front is bounded by a hedge and stone wall and has display beds which are planted with a variety of plants and shrubs. There is access through to the side of the house where there is a large paved patio area which has planted borders which have a variety of plants, shrubs and trees. To the rear of the garden there is a garden shed which is included. Run in to side with parking for one car and side garden which is planted with a variety of plants and shrubs and a monoblock pathway.

GARAGE

Double garage with electronic up and over door. The garage provides excellent storage space overhead and houses the central heating boiler and Oso water tank with double pump.

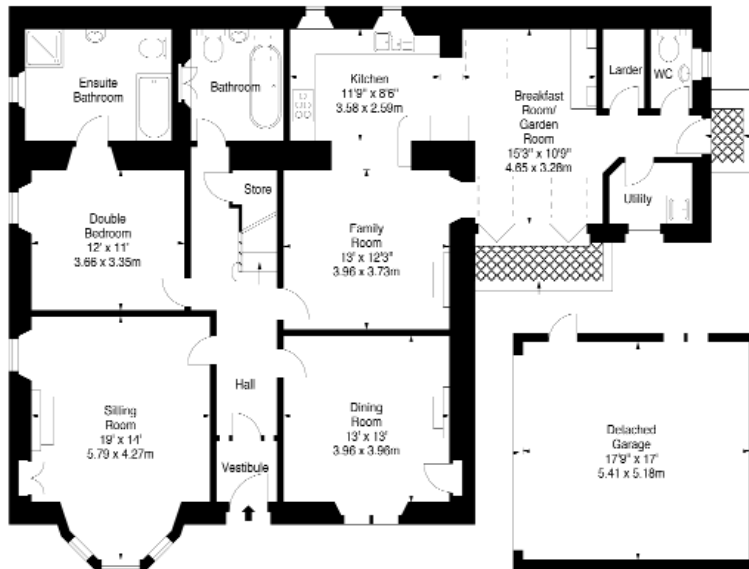




First Floor

Melville Cottage,
Hill Heade, EH19 2AN
Approx. Gross Internal Area
2180 Sq Ft - 202.52 Sq M

Garage
Approx. Gross Internal Area
302 Sq Ft - 28.06 Sq M



Ground Floor

Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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