



37 GOLF COURSE ROAD

Bonnyrigg, Midlothian, EH19 2HZ



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A substantial 5-bedroom family home measuring 2,674sq ft, with a beautiful and tranquil private garden, double garage and off-street parking, within close proximity of Bonnyrigg's amenities and commuting distance to Edinburgh.

Eskbank Train 2 miles, Straiton 3.7 miles, Edinburgh 7.2 miles,
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, L-shaped Sitting Room, Dining Room, Kitchen-Breakfast Room, Playroom/Study and Cloakroom.

First Floor: Landing, Principal Bedroom with En Suite Shower, Three further Double Bedrooms, a Double Bedroom/TV Room and a Family Bathroom.

Garden: A substantial garden to the rear and side of the property, which is not overlooked, both predominantly laid to lawn with herbaceous borders and interspersed with specimen trees.

Garage: Double Garage with electricity.

About: 0.27 Acres



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Situation:

37 Golf Course Road is situated on a leafy residential street between Bonnyrigg and Lasswade, both of which are within close proximity of the property. The surrounding area offers an excellent selection of countryside walks and Broomieknowe golf course and club is situated directly opposite the house. The property is conveniently situated within thirty minutes' drive of Edinburgh city centre and provides easy access to the city bypass with links to Edinburgh International Airport and to the motorway network.

Located within easy driving or cycling distance of Dalkeith Country Park with the very popular Fort Douglas play park and shops and café at Restoration Yard, 37 Golf Course Road is in an ideal location for those who enjoy the outdoors. There are excellent public transport services to Edinburgh with buses direct to and from the city centre as well as the Borders Railway line which stops at nearby Eskbank station, which is located a short drive away, this offers access by rail to Edinburgh Waverley in 20 minutes.

Bonnyrigg high street offers a full range of everyday shops and restaurants including a Co-op supermarket, swimming pool/gym and a post office. A large Tesco is located a short drive away at Eskbank and Dobbies Garden Centre is also nearby. Medical services at Bonnyrigg Health Centre is within close proximity of the property and the property is in the catchment area for Lasswade Primary School and the newly built Lasswade High School, both of which are highly regarded. Lasswade High School incorporates a community leisure centre including a swimming pool and gym.



General Description:

37 Golf Course Road is an attractive house situated on a substantial 0.27 acre plot and is thought to have been built in 1923, featuring a partial stone and render façade sitting beneath a slate roof with the house benefitting from double glazing throughout. It offers comfortable and modern accommodation over its two floors and has a generous layout.

The house is approached via Golf Course Road which arrives to a substantial private driveway in front of the house where there is plentiful parking for multiple cars. The front door opens to a welcoming entrance vestibule with original tiled floors and a partially glazed door that opens a spacious entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous L-shaped room, which is bathed in natural light from the triple aspect windows, featuring a gas fireplace under a wooden mantel, with built-in shelving units either side with cupboards below. The sitting room has beautiful views over the rear garden with two floor to ceiling windows and a sliding door that opens to a paved patio area and the garden beyond. Across the hall the dining room features a beautiful bay window, wooden floors and a large open fireplace with gas fire and decorative wooden mantel above. Adjacent to the dining room is the stunning newly installed kitchen-breakfast room which has a range of wall and base mounted units, with a basin and central island and room for a dining table and chairs. Modern appliances include an AEG induction hob with Bosch oven and grill, dishwasher and space for an American style fridge/freezer, with a walk-in pantry cupboard providing shelving, a further cupboard store housing the gas boiler and double doors opening to a further pantry/utility, which has shelving and is plumbed for a washing machine. Across the hall is a playroom/study, which has built-in shelving with cupboards below, and double doors that open out to the garden beyond. Completing the accommodation on the ground floor is a cloakroom with WC and wash hand basin, with a large under stairs storage cupboard.

From the entrance hall stairs ascend to the first floor and landing, passing a beautiful stained-glass window at the half landing. The principal bedroom is a generous size with built-in wardrobes, with an en suite shower with walk-in shower cubicle, WC and wash hand basin with storage unit below and mirror above. The adjacent double bedroom has built-in wardrobes. Across the landing a family bathroom features a bath, walk-in shower cubicle, WC, wash hand basin and heated towel rails. The remaining bedrooms are accessed further down the landing, with a double bedroom currently utilised as a first floor TV room or snug, the two remaining double bedrooms have beautiful views over the rear garden below and beyond. Completing the accommodation on the first floor is a spacious walk-in linen cupboard providing shelving and storage.



Garden:

The rear garden has an extremely generous plot size, with a high hedge line providing complete privacy. The rear garden is predominantly laid to lawn, with partial paving, with a herbaceous border which is well stocked with mature plants and shrubs and interspersed with specimen trees. The paved patio area is the perfect spot for al fresco dining or a barbecue on a summer's evening. A paved path leads through to the side garden, which is predominantly laid to lawn, with an area of chippings and is home to a charming children's summerhouse, with a pebbled area to the rear of the garden, with two garden sheds and a herb garden with a pedestrian gate opening to the front driveway.

Garage:

To the side of the house there is a generous double garage with electricity.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH19 2HZ.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Drainage and Gas Central Heating.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500.



Council Tax

Band G

EPC Rating

Band TBC

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

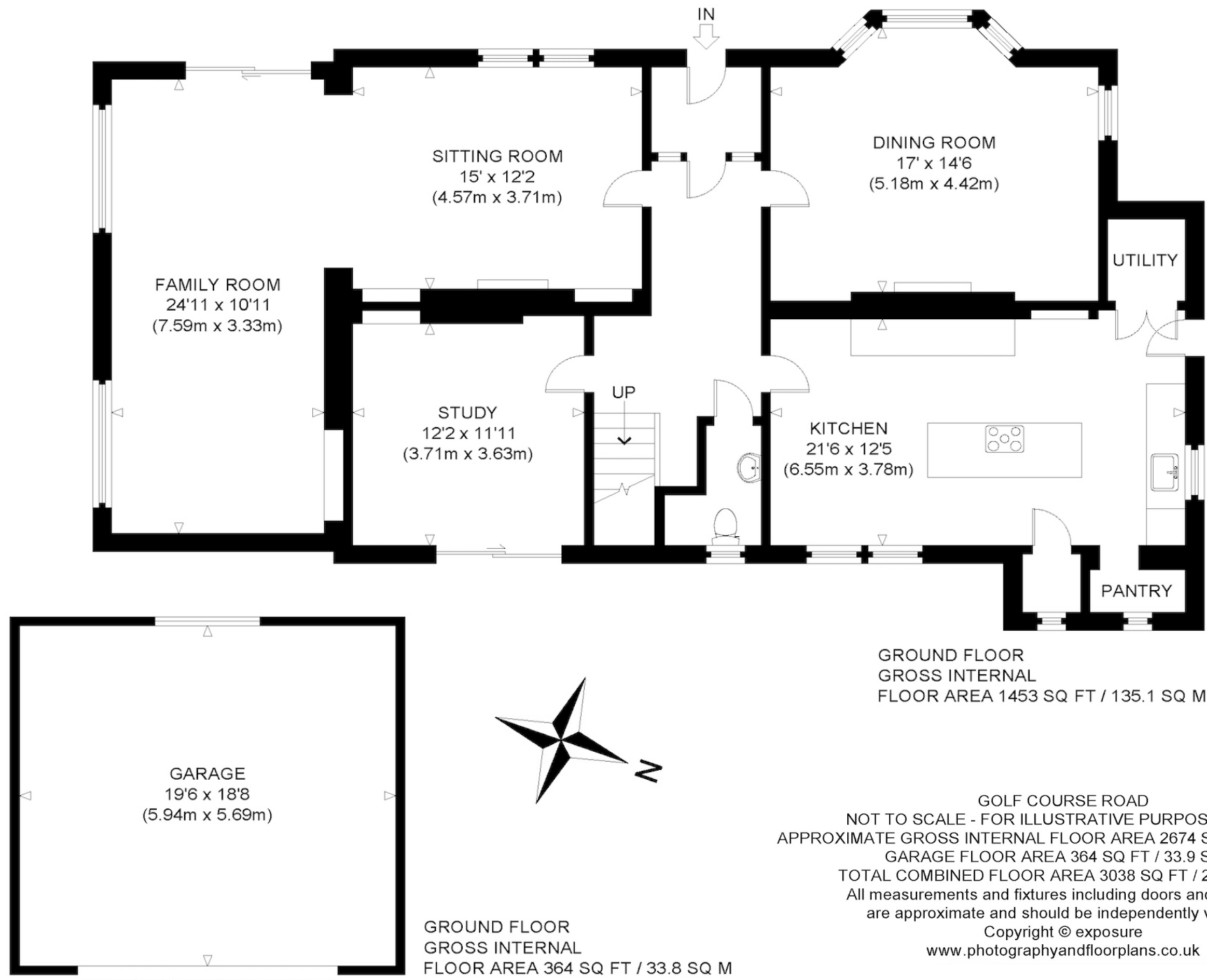
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

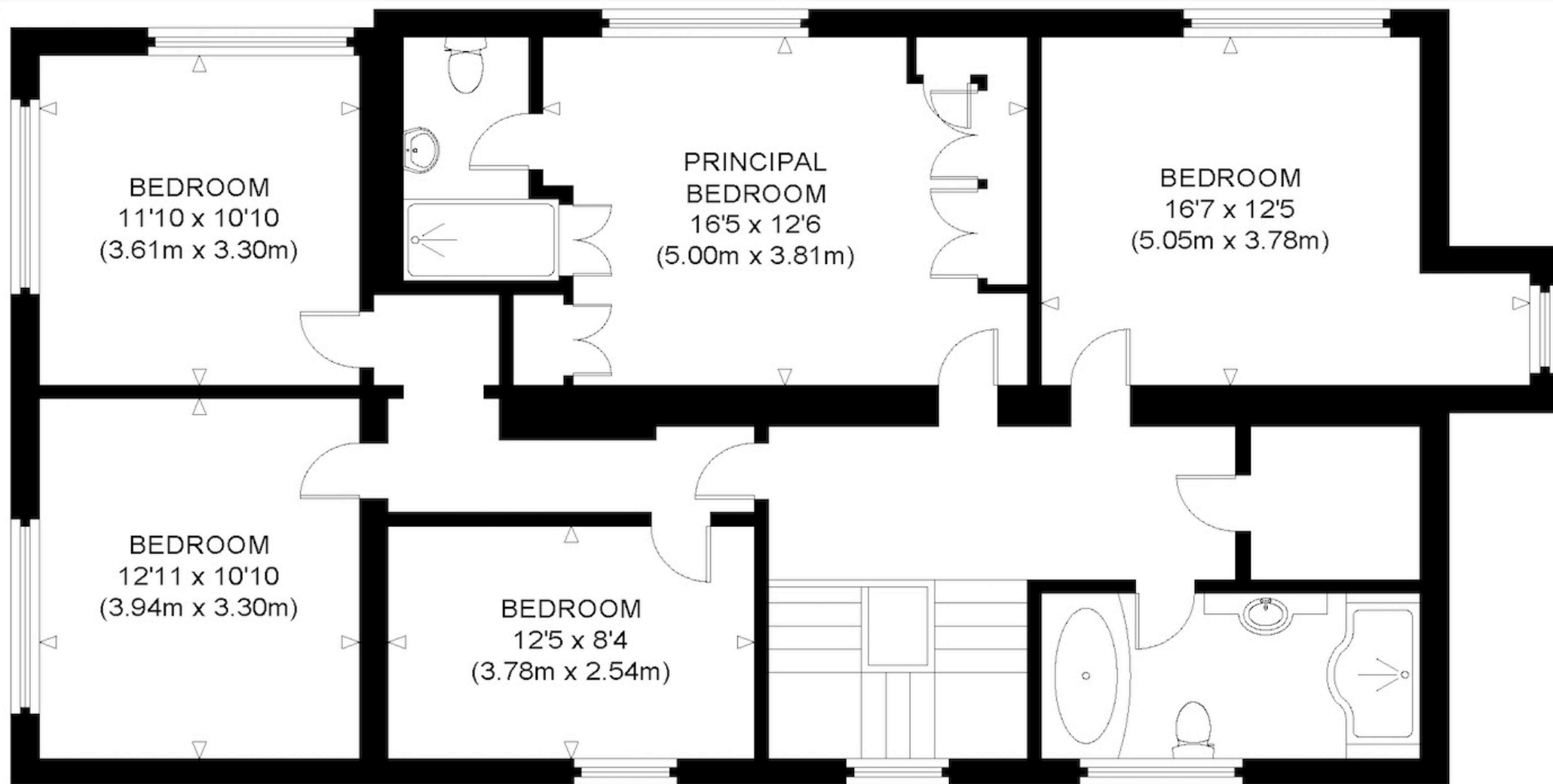
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



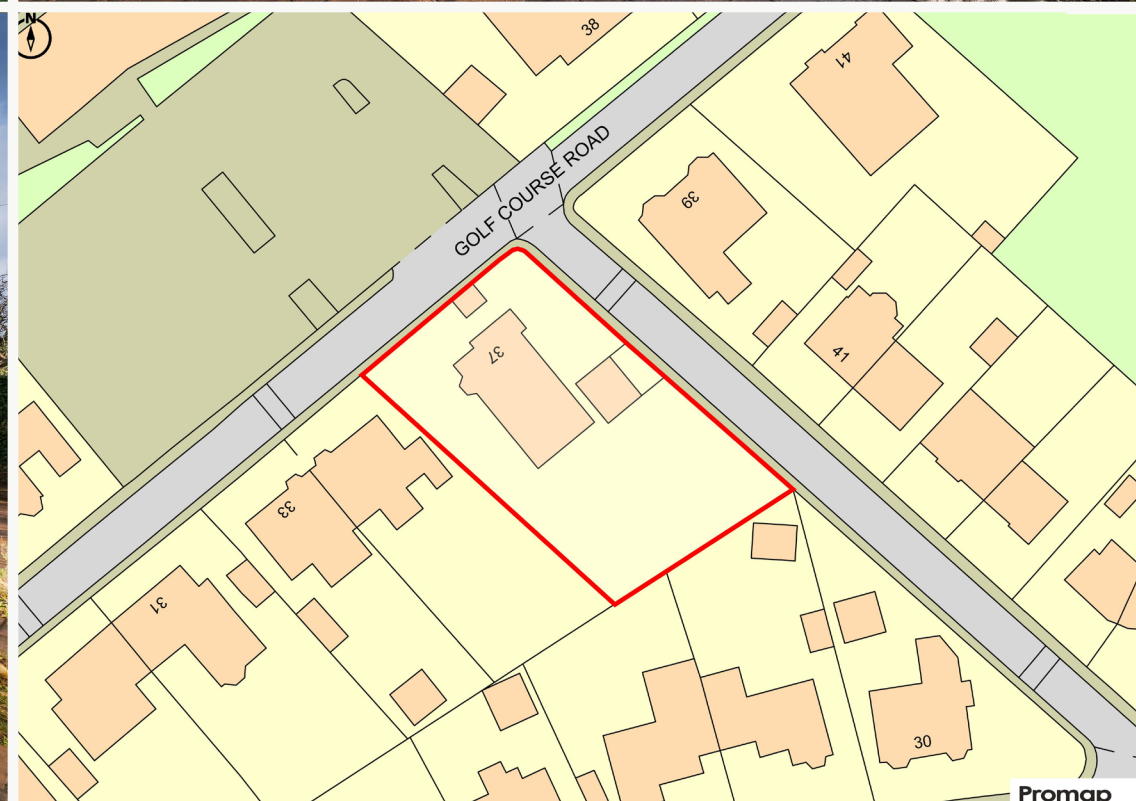




GOLF COURSE ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2674 SQ FT / 248.7 SQ M
 GARAGE FLOOR AREA 364 SQ FT / 33.9 SQ M
 TOTAL COMBINED FLOOR AREA 3038 SQ FT / 282.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1221 SQ FT / 113.6 SQ M





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RETTIE

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