



BEECH TREE HOUSE

3 Golf Course Road, Bonnyrigg, EH19 2EU



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A beautifully presented four-bedroom traditional end-terrace family home, offering generous and versatile accommodation, thoughtfully modernised interiors and attractive mature gardens in a peaceful, leafy setting.

Bonnyrigg town centre approximately 0.3 miles, Lasswade approximately 0.4 miles, Eskbank Railway Station approximately 1.2 miles, Edinburgh city centre approximately 6.7 miles (distances approximate)

Summary of Accommodation:

Ground Floor: Dining Room and Kitchen, Living Room/Double Bedroom, Double Bedroom, Shower Room and Hallway.

First Floor: Landing, Sitting Room, Principal Bedroom with En-Suite Shower Room.

Second Floor: Landing and Double Bedroom.

Basement: Utility Room, accessed from garden.



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Situation:

Beech Tree House is situated on the quiet residential street of Golf Course Road, between the popular Midlothian towns of Bonnyrigg and Lasswade, both within easy reach from the property. The surrounding area offers excellent opportunities for countryside and woodland walks, and Broomieknowe Golf Course and Club is only a five-minute walk away. Nearby Dalkeith Country Park provides further recreational opportunities, including the popular Fort Douglas adventure playground and Restoration Yard, with its café and independent shops.

Bonnyrigg offers an excellent range of everyday amenities, including local shops, cafés, restaurants, a Co-op supermarket, post office and leisure facilities. A larger Tesco supermarket is located nearby at Eskbank, along with Dobbies Garden Centre, whilst Bonnyrigg Health Centre provides local medical services. The property is within the catchment area for Lasswade Primary School and Lasswade High School, the latter also offering excellent community leisure facilities, including a swimming pool and gym. Edinburgh offers a further choice of highly regarded independent schools.

The property is conveniently positioned for commuting, with Edinburgh city centre approximately 30 minutes' drive away and easy access to the Edinburgh City Bypass, connecting to the wider motorway network and Edinburgh International Airport. Regular bus services operate directly into Edinburgh, whilst nearby Eskbank railway station provides services to Edinburgh Waverley in approximately 20 minutes, as well as connections to the Borders.

General Description:

Quietly positioned on the popular Golf Course Road, Beech Tree House is a charming, traditional end-terrace home enjoying a leafy and private setting. Beautifully presented and thoughtfully decorated throughout, the house combines generous period features with carefully considered modern improvements. Arranged over three levels, its flexible layout provides an excellent opportunity for family living, with reception rooms and bedrooms that can be adapted to suit individual requirements.

The entrance hall leads to the front-facing living room, which could equally serve as a fourth bedroom. A bay window enjoys a lovely outlook over the front garden, filling the room with natural light. This versatile space could also be used as a family room, snug or home office. Also on this level is a double bedroom, together with a modernised shower room.





Forming the hub of the ground floor, is the dining room and adjoining kitchen, both of which have been beautifully modernised to create a superb space for family living and entertaining. The kitchen also provides direct access onto a decked seating area and the rear garden, allowing for easy indoor and outdoor living.

On the first floor, the beautifully presented and spacious sitting room retains a wealth of period character, including decorative cornicing and an attractive traditional fireplace with a wood-burning stove. A large bay window enjoys a lovely leafy outlook, adding to the peaceful and cosy atmosphere of the room. This is a particularly inviting room, which could equally serve as an additional bedroom if required. Across the landing is the principal bedroom, benefiting from fitted wardrobe storage and an en-suite shower room.

Stairs continue to the second floor, where there is a further well-proportioned double bedroom, together with a spacious landing area and plenty of useful loft storage space.

Accessed externally from the garden via a flight of steps, the property also benefits from a spacious basement room, currently utilised as a utility room. This provides a practical and versatile space, with plenty of additional room for storage.

Gardens and Grounds

The property enjoys attractive enclosed gardens to the front and rear, with mature trees and established planting creating a wonderfully leafy and private setting. To the rear, a generous lawn, large, paved patio and two decked seating areas, accessed through French doors from the kitchen and hallway, provide superb spaces for al fresco dining, entertaining and relaxation. The garden also benefits from a greenhouse and garden shed, whilst a paved pathway and steps lead to a private gravelled parking area. Connected to the rear via a side path, the front garden features a further lawn area, surrounded by mature trees and established greenery, with a wide gravelled pathway leading to the property's entrance gate.

Parking

There is a private parking area to the rear, and on-street parking is also available.

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 2EU.

Fixtures and Fittings

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

Entry & Possession

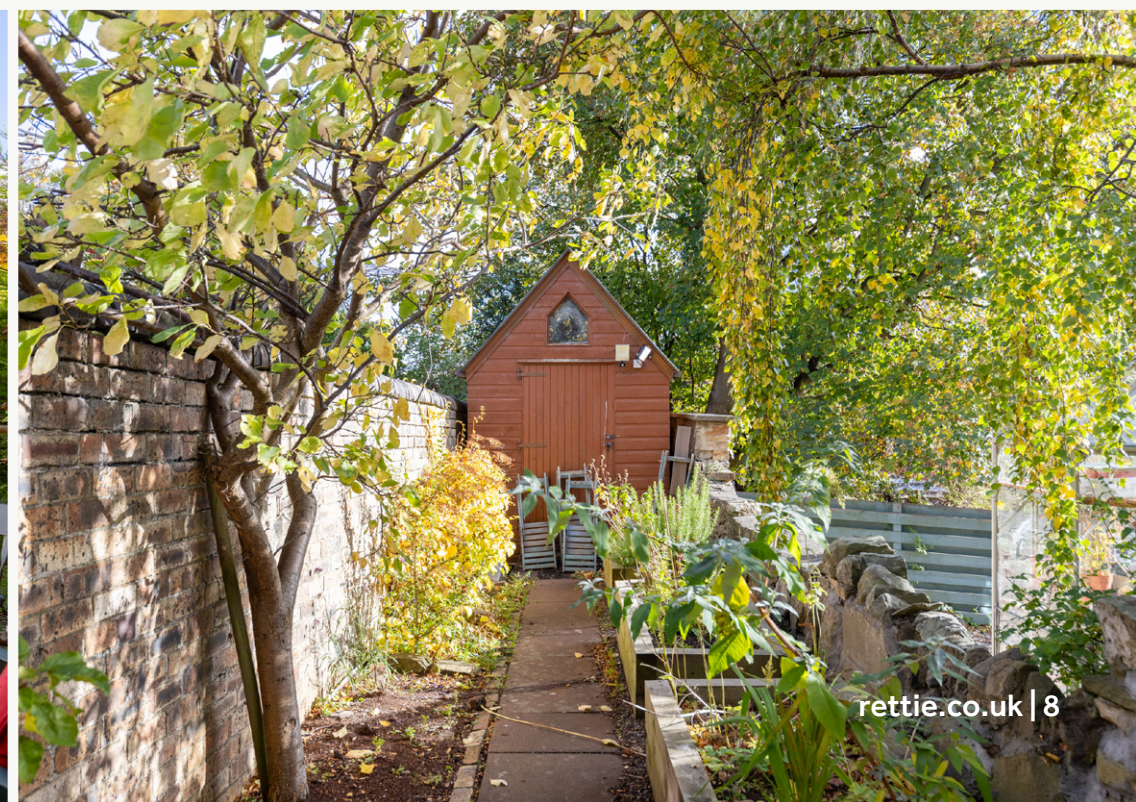
Entry and vacant possession will be by mutual agreement and arrangement.

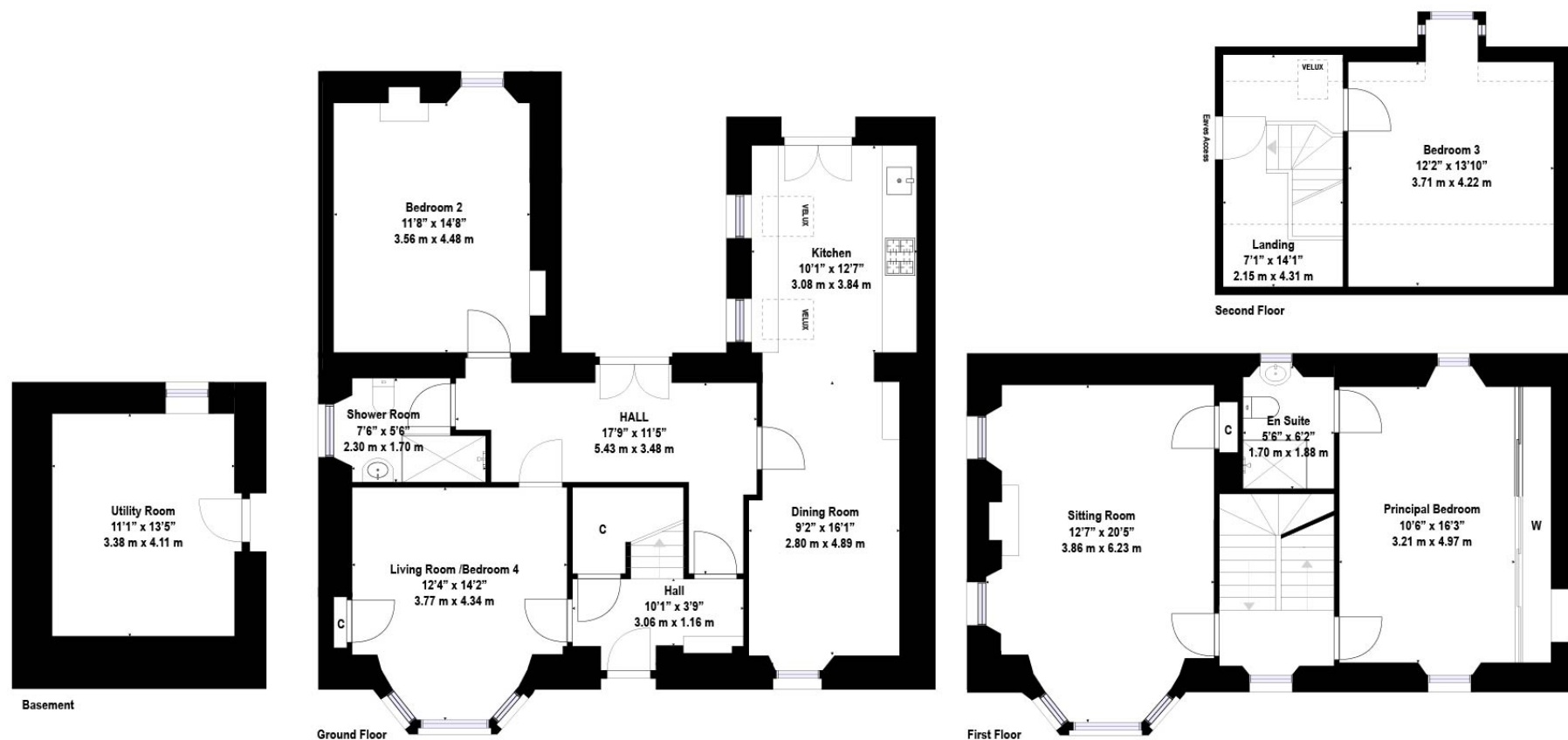
Services

Gas-central heating system, electricity, water and drainage.









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Measurement point

Indicates area of Limited Use Space

Gross internal area: 192 sq m / 2066 sq ft

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

Local Authority

Midlothian House, 40–46 Buccleuch Street, Dalkeith, EH22 1DN. 0131 270 7500.

Council Tax

Band F.

EPC Rating

Band D

Home Report

A Home Report incorporating a Single Survey, Energy 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; 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.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





RETTIE

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