



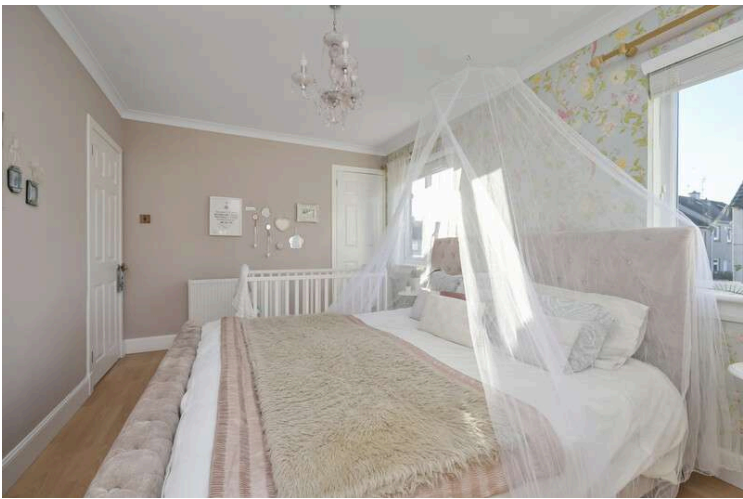
21 Sherwood Park, Bonnyrigg, Midlothian, EH19 3LJ

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McDougall McQueen are delighted to be able to offer to the market this lovely bright and spacious two-bedroom, end terraced house, set within ever popular Sherwood area in Bonnyrigg Midlothian. Superbly placed for a great range of amenities including shops, restaurants, and with excellent road, bus, and rail links nearby, this property is ideal for first time buyers, those with young families, and professional couples. The property is presented in excellent condition throughout having been improved and well cared for by its current owners, and is enhanced with double glazing, gas central heating, private garden grounds, and ample on-street parking. Viewing of this lovely family home is by appointment only.

- Entrance hall with storage
- Spacious living and dining room with dual aspect windows to the front and rear
- Fully fitted kitchen with a range of wall and base units, ceramic hob, extractor, oven, and free-standing white goods
- Upper hallway with loft access
- Bedroom one with twin front facing windows and store cupboard
- Bedroom two with rear facing window and store cupboard
- Family shower room with corner shower, wc and sink with vanity unit
- Double glazing and central heating
- Garden grounds to the front, side, and rear
- Ample on-street parking



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also close at hand whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

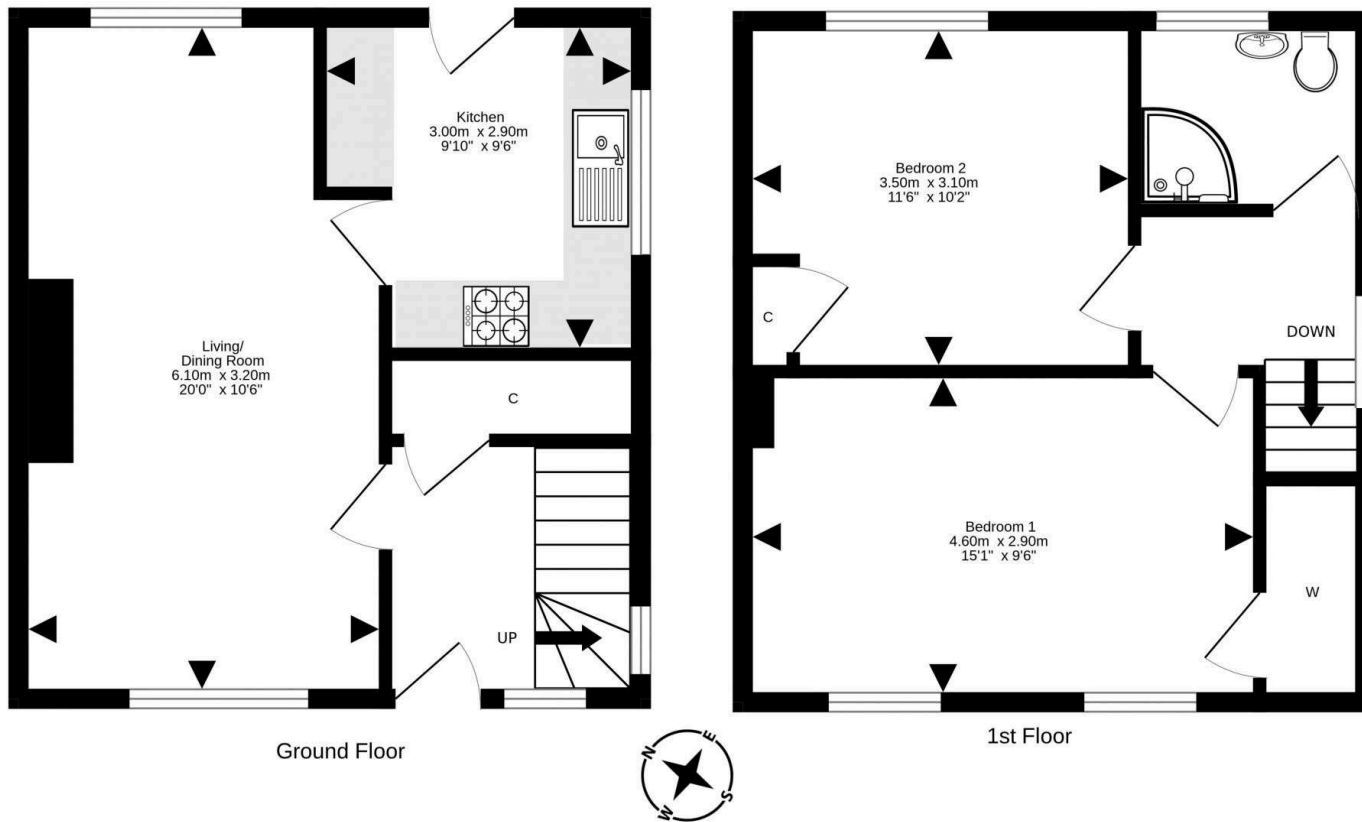
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and are subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

