



11 Quarryfoot Green, BONNYRIGG, Midlothian, EH19 2EJ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this well-proportioned, bright and spacious three bedroom end terrace villa arranged over two floors with private gardens to the front and rear along with a single garage. The property is ideally located in the popular town of Bonnyrigg close to an abundance of local amenities, schooling and transport links ideal for commuting. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful under stairs cupboard.
- Bright and spacious living/dining room with windows to the front and rear offering lots of natural daylight.
- Kitchen fitted with a range of wall and base units; door accesses the rear garden.
- Staircase to upper level, hatch to partially floored attic housing the boiler, accessed by a pull down ladder.
- Front facing double bedroom with wall to wall fitted wardrobes.
- Double bedroom rear facing with ample space for free

- standing furniture.
- Third bedroom with a large storage cupboard.
- Bathroom presented as a shower room comprising WC, wash hand basin with vanity storage, shower cubicle, ladder radiator.
- Double glazing.
- Gas central heating.
- Private gardens to the front and rear.
- Single garage located in the circle.
- Residents and visitors parking.



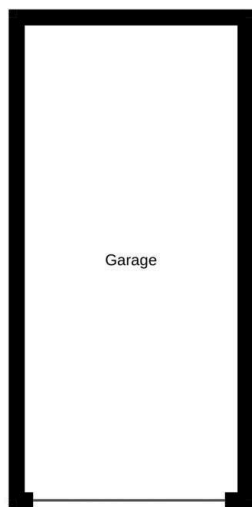
## Location

The picturesque and historic town of Bonnyrigg is perched on a hill between the River North Esk and the River South Esk, making it hard to believe that this tranquil oasis is only seven miles from Edinburgh city centre. Bonnyrigg boasts excellent local amenities within the town centre from independent retailers to well-known high street names. Idyllic, riverfront hotels and eateries can be found in the dell at neighbouring Lasswade, on the banks of the River North Esk. For the outdoor enthusiast Broomieknowe Golf Course and delightful footpaths through the surrounding countryside. The town has a medical centre and Midlothian Community Hospital is situated just outside Bonnyrigg. The town is served by one high school and four primary schools. The area offers outstanding transport links, with buses to Edinburgh every ten minutes during peak hours, plus express services for commuters. Due to its proximity to Edinburgh City Bypass, travelling in all directions by car is fast and convenient. There is also a train service running from nearby Eskbank.

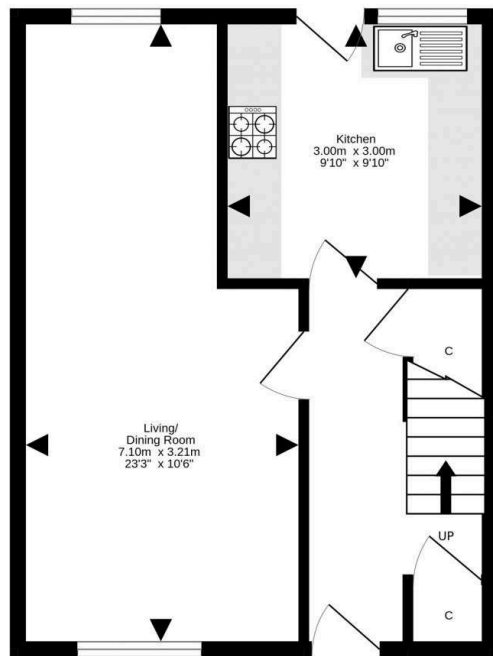
## Price & Viewing

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

EPC Band - C



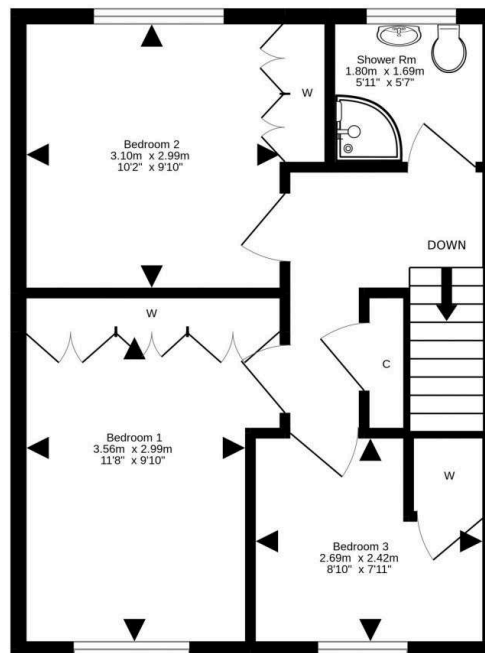
Garage



Living/  
Dining Room  
7.10m x 3.21m  
23'3" x 10'6"

Kitchen  
3.00m x 3.00m  
9'10" x 9'10"

Ground Floor



Bedroom 1  
3.56m x 2.99m  
11'8" x 9'10"

Bedroom 2  
3.10m x 2.99m  
10'2" x 9'10"

Shower Rm  
1.80m x 1.69m  
5'11" x 5'7"

Bedroom 3  
2.69m x 2.42m  
8'10" x 7'11"

1st Floor



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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