



34 Cockpen View, Bonnyrigg, Midlothian, EH19 3PW

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

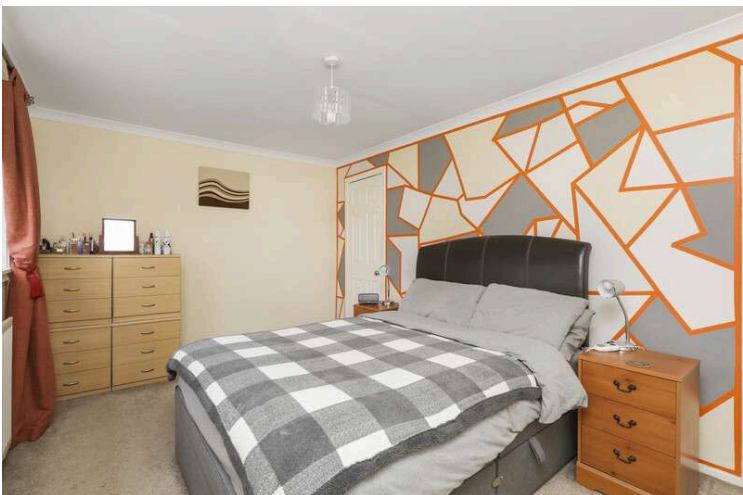




Spacious end-terraced family home situated within walking distance of local primary and secondary schooling, with local amenities and shopping within easy reach. McDougall McQueen are delighted to present to the market this two-bedroom property set in a much sought-after residential location in the very popular Midlothian town of Bonnyrigg. Offering spacious accommodation which has been upgraded and is presented in walk-in condition by its current owners, this property will make the ideal family home and first-time purchase. There are private garden grounds to the front and rear of the property with ample on street parking. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters. We are sure this property will attract a lot of interest and would recommend viewing at your earliest convenience.

- Excellent location in a popular residential area
- Walking distance to all schooling, transport and amenities
- Entrance porch and hallway with stairs to the upper level
- Spacious living room with electric fire and surround, front facing window and large under-stair store
- New fitted dining kitchen with a range a of base and wall units in high gloss graphite grey, with contrasting worktops and splashbacks, under unit lighting, and including electric cooker, extractor, washing machine, fridge, and freezer
- Upper hallway with loft access and store cupboard
- Bedroom one with window to the front and built-in storage
- Bedroom two with window to the rear and including wardrobes
- Beautifully presented family bathroom with bath, raindrop shower and attachment, wc and sink with vanity, towel radiator and downlights
- Gas central heating and double glazing
- Private gardens to the front and rear which are ideal for outside entertaining and relaxation
- Viewing highly recommended





## Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. 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.

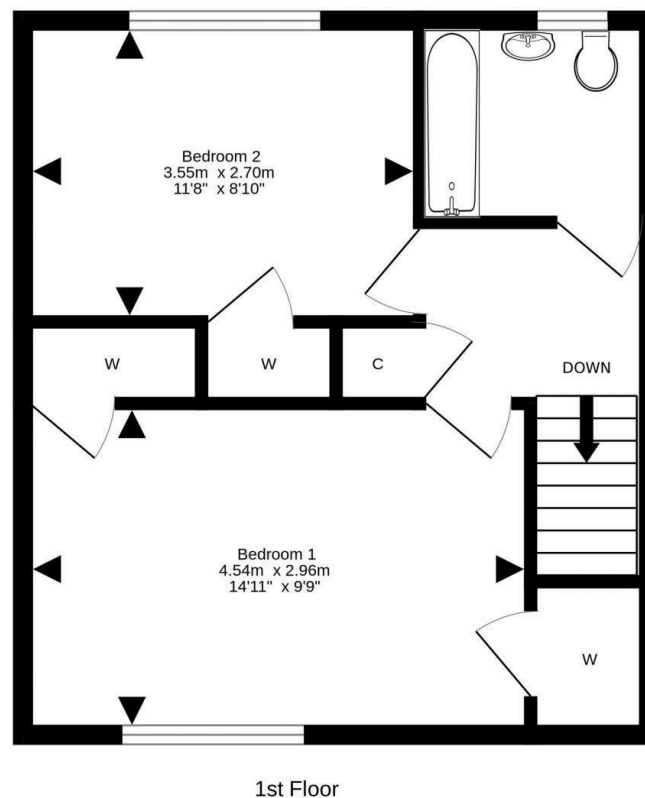
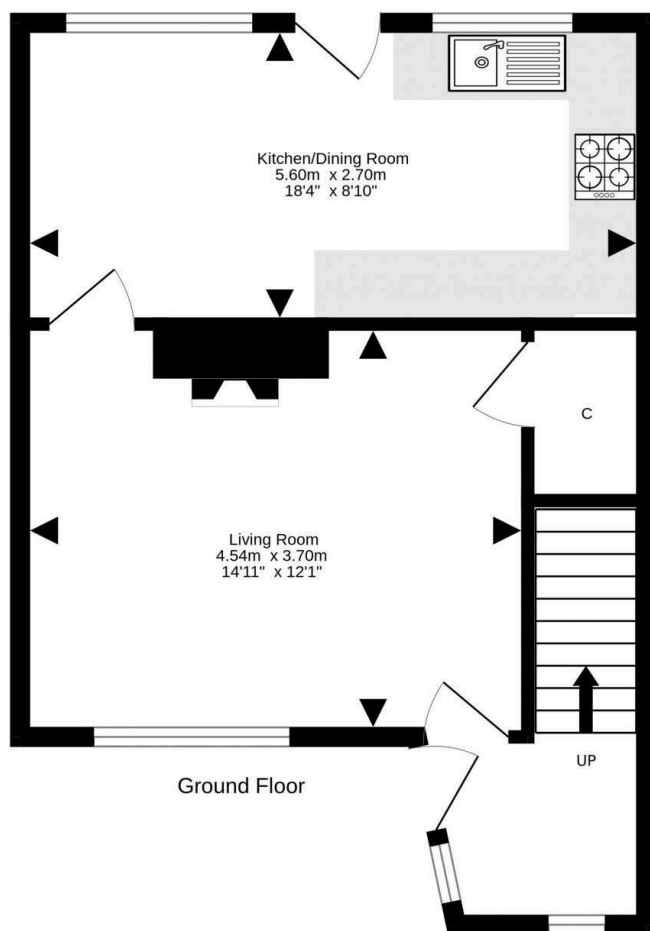
## Extras

All floor coverings, light fittings, blinds where fitted, cooker, remaining white goods and wardrobe in bedroom two. No warranty applies to any integrated or free-standing appliances and these items are deemed to be sold as seen. Other items may be available by negotiation.

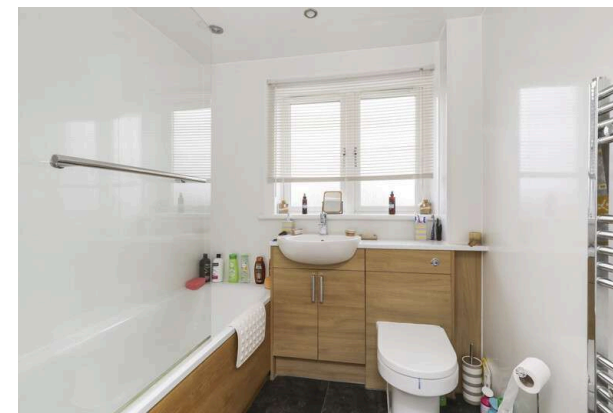
## Price & Viewing

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.

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McDougall McQueen