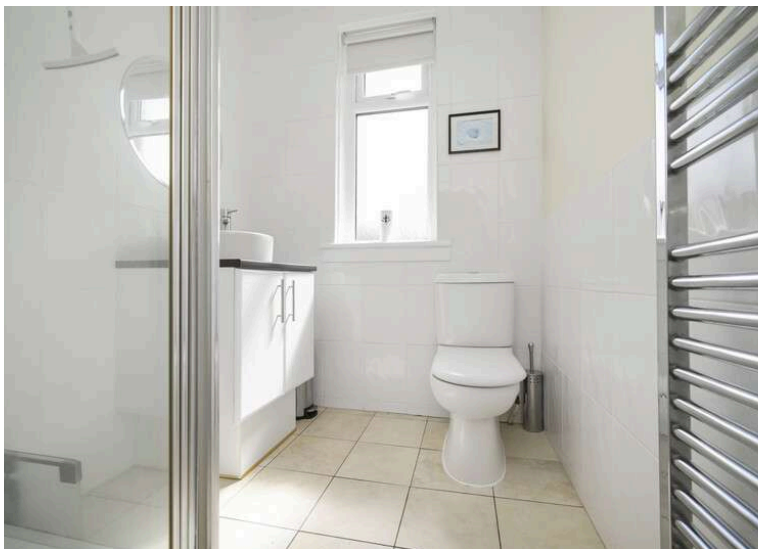




30 Pendreich Avenue, Bonnyrigg, Midlothian, EH19 2DZ

www.mcdougallmcqueen.co.uk



Superb rarely available property providing wonderful family accommodation over two levels. McDougall McQueen are delighted to present to the market this bright and spacious extended three-bedroom house, previously a bungalow that has been extended into the roof space to form a three-bedroom, two-bathroom house. Positioned within a much sought-after area in Bonnyrigg Midlothian, well placed for a good range of amenities including schooling with excellent road, bus, and rail links nearby. It is ideal for next time buyers, professional couples, and those with young families. The property is presented in good clean condition throughout having well maintained by its current owner, and is enhanced with double glazing and gas central heating. There are private garden grounds to the front and rear, with a driveway providing off street parking and access to a garage with a small inspection pit. This lovely family home and its superb location is sure to attract a lot of interest, do not miss out, book your viewing early to avoid disappointment.

- Dining area open from the hallway with recess storage area, window to the front and stairs to the upper level
- Spacious living room with window to the front, electric fire, and fire surround
- Fully fitted kitchen with a range of base and wall units, breakfast bar, gas hob, extractor, double oven, integrated washing machine, and free-standing fridge freezer
- Main bedroom with rear facing window and built-in mirrored wardrobes
- Family shower room with double shower cubicle, wc and bowl style

- sink with vanity unit
- Bedroom two and three with Dormer window to the rear
- Family bathroom with three-piece white suite with shower over the bath, folding shower screen, wc and sink
- Double glazing, gas central heating, and alarm system
- Driveway providing off-street parking
- Garage with light, power, and small inspection pit
- Private front and rear gardens, ideal for outside entertaining and relaxation with patio area, lawn, greenhouse, and outside tap



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.

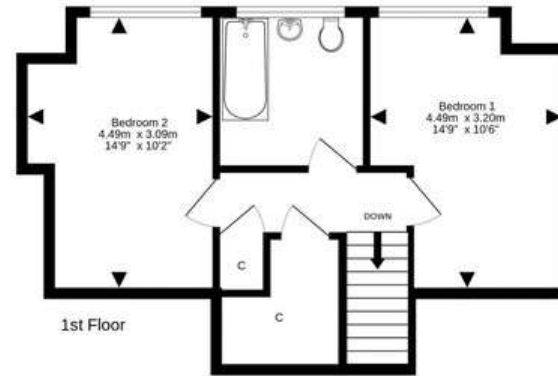
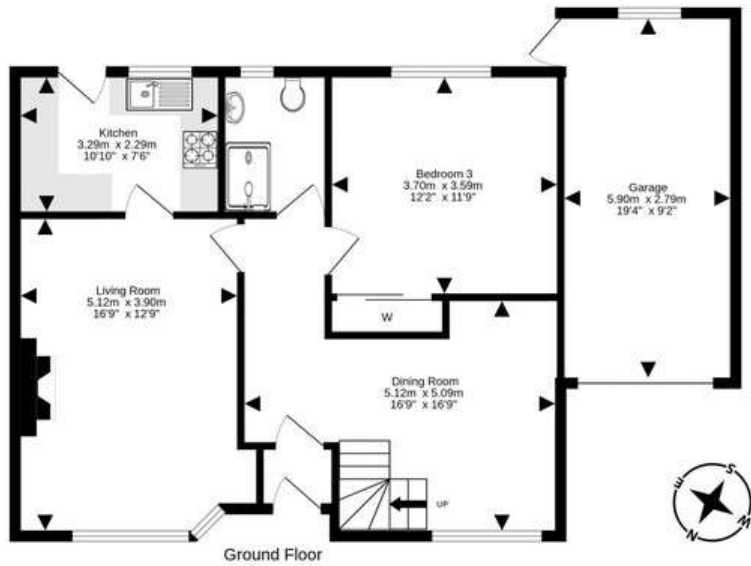
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

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

EPC Band - D



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.

