



41 Skeltiemuir Avenue, Bonnyrigg, Midlothian, EH19 3PX

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Rarely available property in this sought after estate brought to the market by McDougall McQueen. We are delighted to present to the market this bright and spacious three-bedroom detached house, within an enviable setting, positioned within a sought-after mature modern development 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 professional couples and those with young families. The property is presented in as excellent condition throughout with many extras available. There are private garden grounds to the front, side, and rear with a driveway providing off street parking for several cars and access to a single detached garage with light, power, and loft storage. This lovely family home and its superb location, is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment.

- Entrance porch with store cupboard
- Spacious living room with front facing window, under-stair storage, built-in media wall, and bespoke glass balustrade and staircase to the upper level
- Modern fitted dining kitchen with purpose-built wall bar and breakfast bar with a range of base and wall units, dual fuel range cooker, dishwasher, washing machine, wine cooler and American style fridge freezer
- Upper hallway with loft access and airing cupboard
- Main bedroom with front facing window and built-in mirrored wardrobes
- Bedroom two with rear facing window and fitted mirrored wardrobes
- Bedroom three with front facing window and over-stair storage
- Family shower room with walk-in shower with drying area, wc and sink with vanity unit, and towel radiator
- Double glazing and gas central heating with newly fitted boiler
- Driveway and gate leading to a detached garage
- Detached garage with loft storage, light and power
- Private front, side and rear gardens which are ideal for outside entertaining and relaxation
- Large shed and covered hot tub area with light and power



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

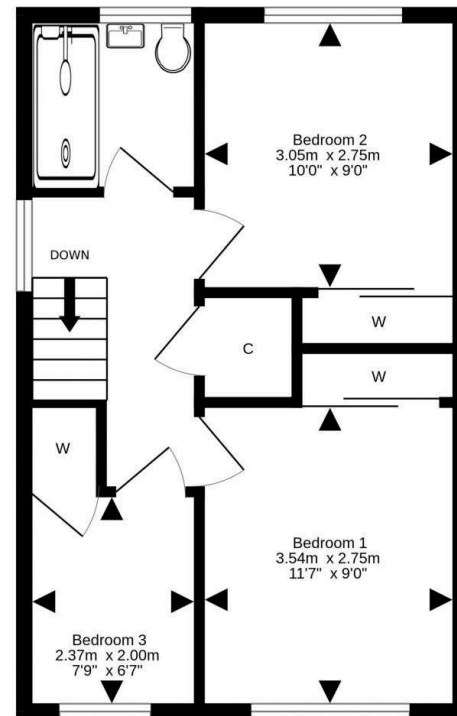
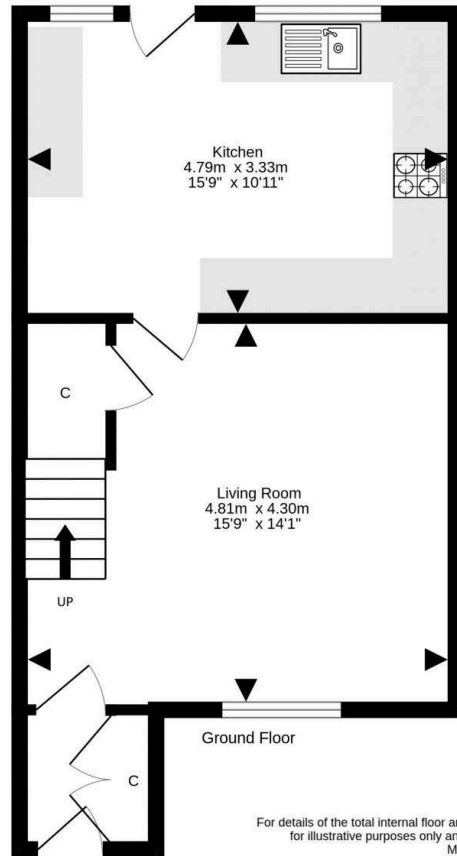
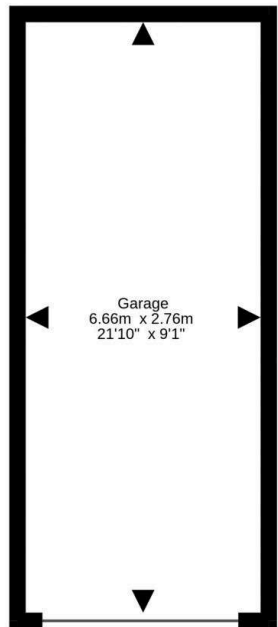
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, dual fuel range cooker, and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including the hot tub, wall mount TV, free standing white goods and American style fridge freezer are available by negotiation and subject to offer.

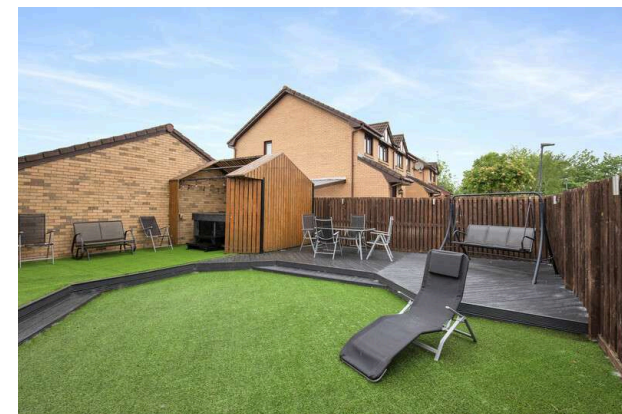
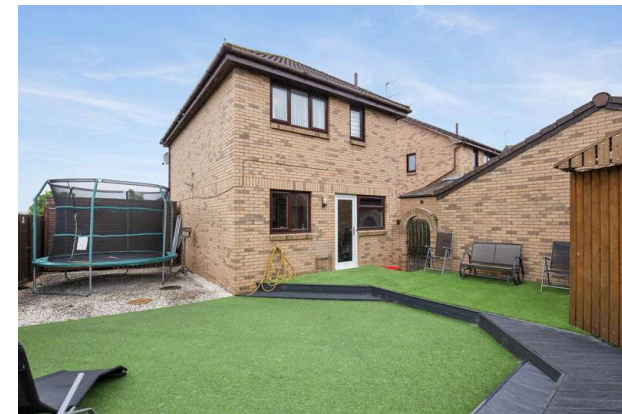
Price & Viewing

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.

