





Do not miss out on this rarely available detached house on Eskbank Road Bonnyrigg. McDougall McQueen are delighted to present to the market this bright and spacious extended three-bedroom house, previously a bungalow that has been extended to the rear and into the roof space. 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 as excellent condition throughout having been improved greatly by its current owners and is enhanced with double glazing and gas central heating with Hive controller. There are private garden grounds to the front, side, and rear, with a large, gated driveway providing off street parking for several cars. 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.

- Hallway with storage and stairs to the upper level
- Spacious living room with side window, electric fire and feature fire surround with patio doors leading to the conservatory
- Dining room with front facing window
- Lovely fully fitted kitchen with dual aspect windows, door to the garden, a range of handleless base and wall units with solid wood worktops and Lamona composite sink, induction hob, glass splashback, extractor, oven, a great range of integrated appliances and store cupboard
- Main bedroom with side facing window and built-in wardrobes with additional free-standing wardrobes included
- Gorgeous family bathroom with shower over the bath, shower screen, WC, sink with vanity drawer unit
- Upper landing
- Bedroom two with Dormer window to the front and fitted wardrobes
- Bedroom three with Dormer window to the rear
- Double glazing, gas central heating with Hive controller, and alarm system
- Gated driveway providing off-street parking for several cars
- Private front and rear gardens, ideal for outside entertaining and relaxation with wooden garden room and log cabin



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.

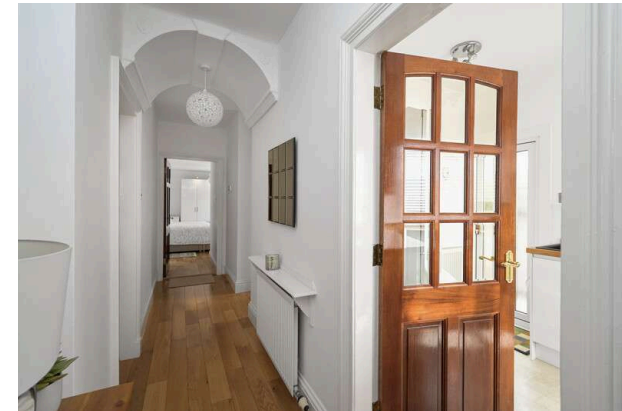
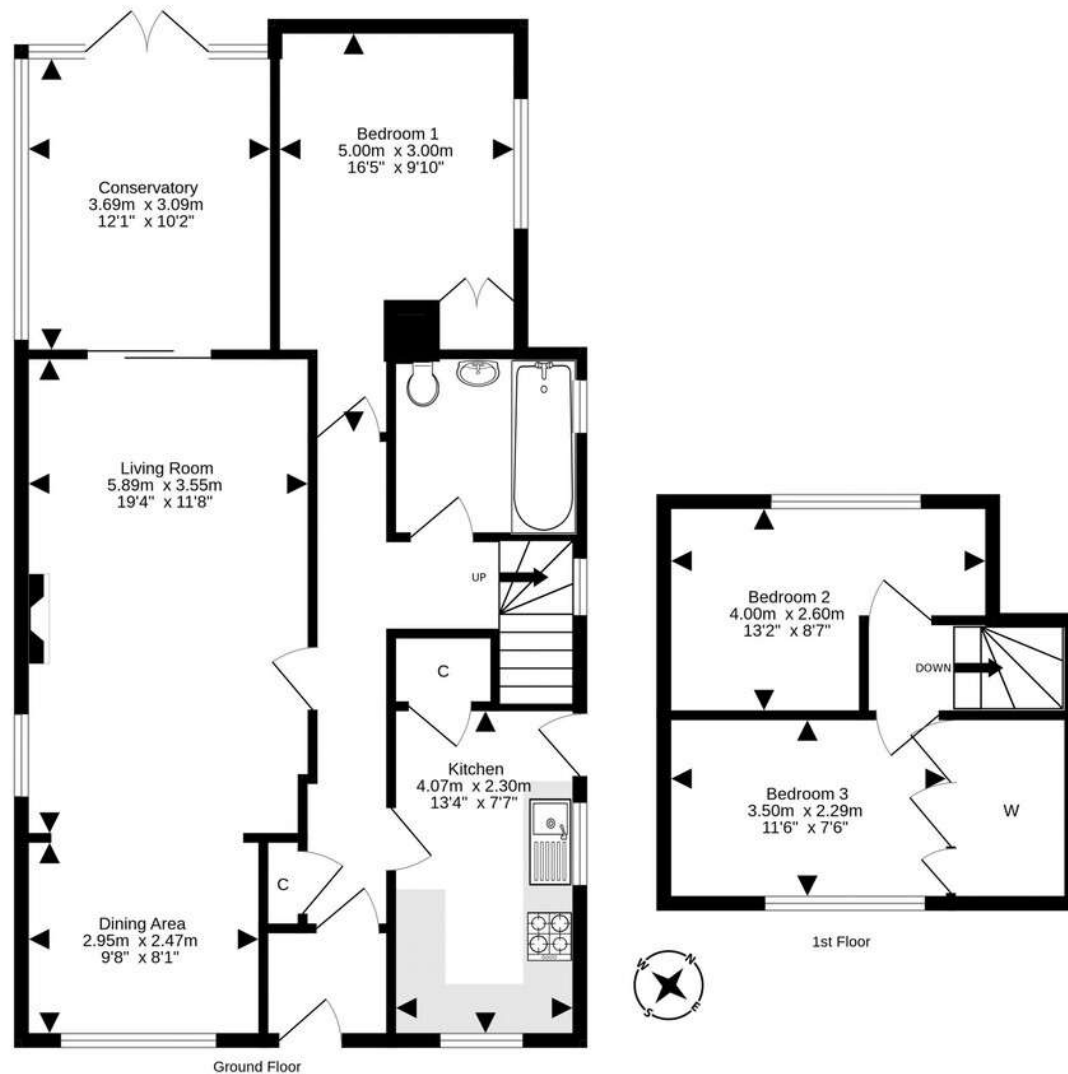
Extras

All floor coverings, light fittings, blinds where fitted, free standing wardrobes in bedroom one, all integrated appliances (with the exception of the washing machine) and garden outbuildings. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items 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 - E



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

ēspc
Mc
 McDougall McQueen