





A must on your viewing list this fabulous four bedroom semi-detached property with a single garage and impressive south facing rear garden along with a five car driveway and enclosed garden to the front offers fantastic modern day family living. The property has been fully refurbished to a high standard by the current owners offering a true walk-in condition. The property is ideally located in the popular Midlothian town of Bonnyrigg close to an abundance of local amenities, schooling, and parks. Presented to the market in immaculate order throughout we would recommend an early viewing.

- Welcoming reception hallway.
- Bright and spacious open plan living/dining and kitchen with a multi fuel stove, walnut flooring, shelved alcove with storage.
- Pleasant dining area.
- Kitchen newly fitted with a good range of wall and base units along with integrated appliances, kettle tap, breakfast bar, door accesses the rear garden.
- Double bedroom rear facing located on the ground floor.
- Shower room newly fitted located on the ground floor.
- Staircase to the upper level, large storage cupboard, hatch to attic.
- Rear facing double bedroom with wardrobes included.
- Double bedroom front facing with open views over the park, built in wardrobes and storage cupboard.
- Rear facing double bedroom with ample space for free standing furniture.
- Family bathroom comprising WC, wash hand basin, vanity storage, bath with shower over.
- Gas central hive heating system.
- Double glazing.
- South facing rear gardens with patio area, hot and cold taps. Enclosed garden to the front.
- Single garage with power, five car driveway.



Location

Bonnyrigg is well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by a high school and five primary schools. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.

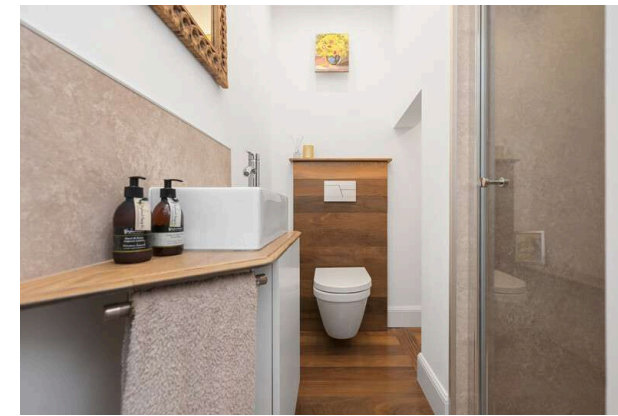
Price & Viewing

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.

