



13 Durham Grove, Bonnyrigg, Midlothian, EH19 3EU

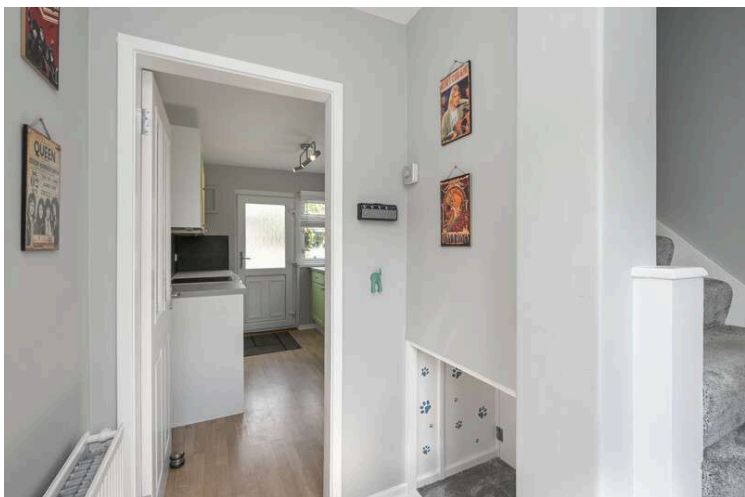
www.mcdougallmcqueen.co.uk



This property is not to be missed. McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom, end-terraced house, positioned at the end of a cul de sac 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 first time buyers, professional couples, and those with young families. The property is presented in an excellent condition throughout having been improved greatly by its current owners, and is enhanced with double glazing, gas central heating, and log burning stove. There are private garden grounds to the front and rear, with a driveway also to the rear, providing off street parking in this quiet cul de sac.

- Sought after location close to all amenities
- Quietly positioned at the end of a cul de sac
- Entrance hall with under-stair storage
- Spacious living and dining room with front and rear facing windows, log burning stove and fire surround
- Fully fitted kitchen with rear garden access, a range of base and wall units, cooker, washing machine and fridge freezer
- Upper hallway with loft access and side facing window
- Main bedroom with front facing window and built-in full

- width mirrored wardrobes and over stair store cupboard
- Bedroom two with rear facing window and built-in storage
- Modern family shower room with walk-in shower, drying area, overhead raindrop shower and attachment. WC, sink, towel radiator and wet wall panelling
- Double glazing, gas central heating, and log burning stove
- Monoblock driveway to the rear
- Private front and rear gardens (with decked area), ideal for outside entertaining and relaxation



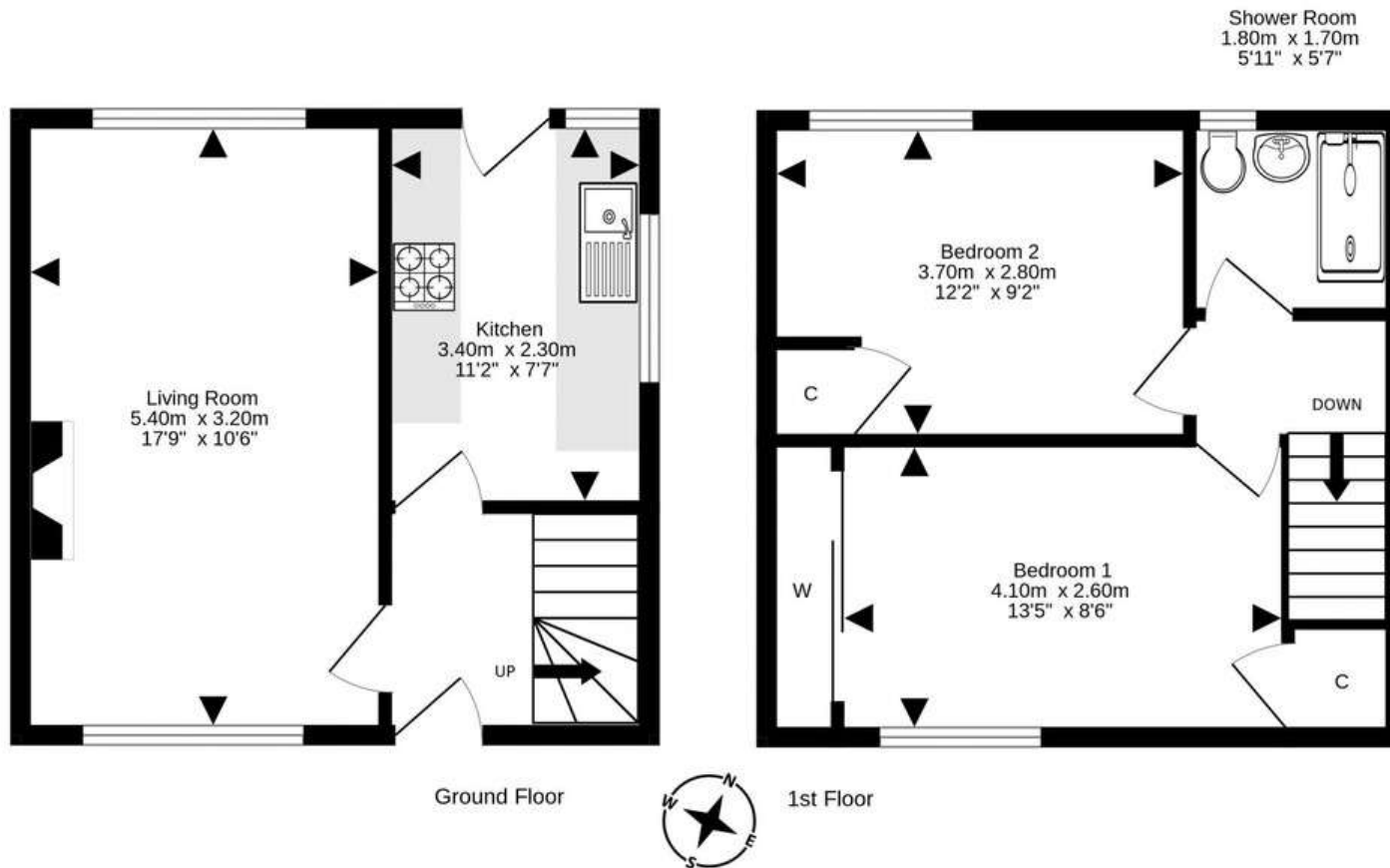
Location

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, cooker, washing machine, fridge freezer and garden sheds. 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.

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.

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