



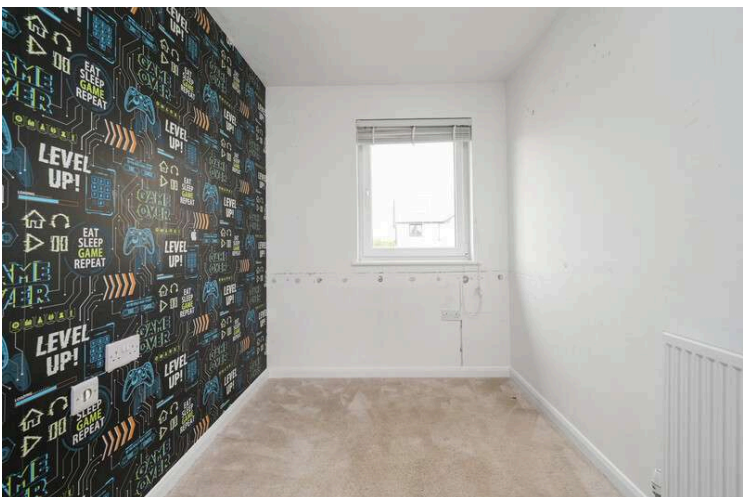
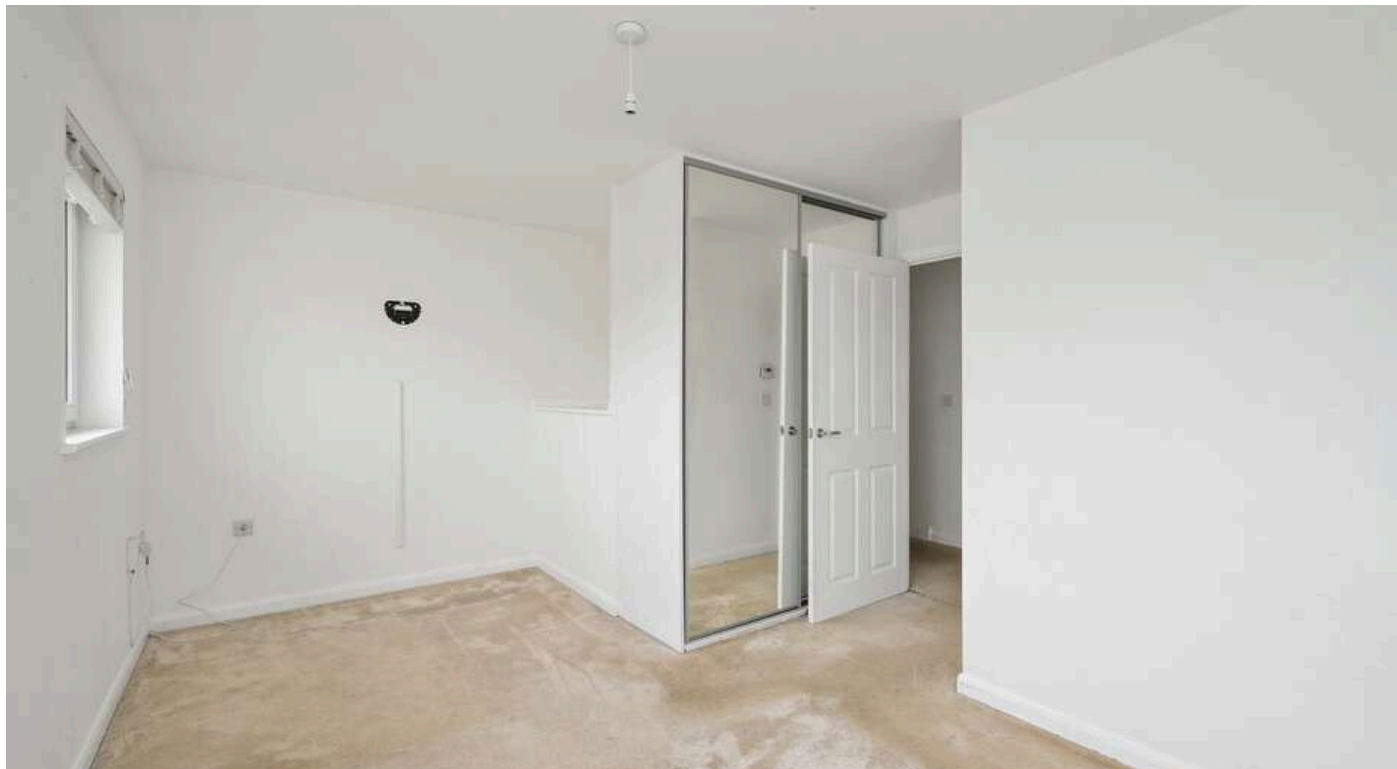
4 Woodleigh Gardens, Bonnyrigg, Midlothian, EH19 3RZ

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Absolutely stunning as new property brought to the market by McDougall McQueen. We are delighted to present to the market this bright and spacious three-bedroom semi-detached house, within an enviable setting, positioned within a sought-after modern development in Bonnyrigg, well placed for a good range of amenities including schooling with excellent road and rail links nearby. It is ideal for professional couples and those with young families. The property is presented in an as new condition throughout with a host of extras you would not find when buying direct from a builder. There are private garden grounds to the front and rear with two allocated parking spaces provided.

- Entrance hallway with tiled floor, store cupboard and stairs to the upper level
- Ground floor WC
- Spacious living and dining room with under-stair storage and French doors leading to the rear garden
- Gorgeous modern fitted kitchen with a range of base and wall units with under unit lighting, gas hob, stainless steel splashback, extractor, double oven, and a host of integrated appliances including a fridge freezer, dishwasher and washing machine
- Main bedroom with twin front facing windows and double mirrored wardrobes
- Bedroom two with rear facing window and double mirrored wardrobes
- Bedroom three with front facing window
- Lovely family bathroom with three-piece white suite, shower over the bath and shower screen, wc and sink
- Gas central heating, double glazing, and solar panels
- Two allocated parking spaces with additional visitor parking
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Superb quality fixtures, fittings, floor coverings and extras throughout



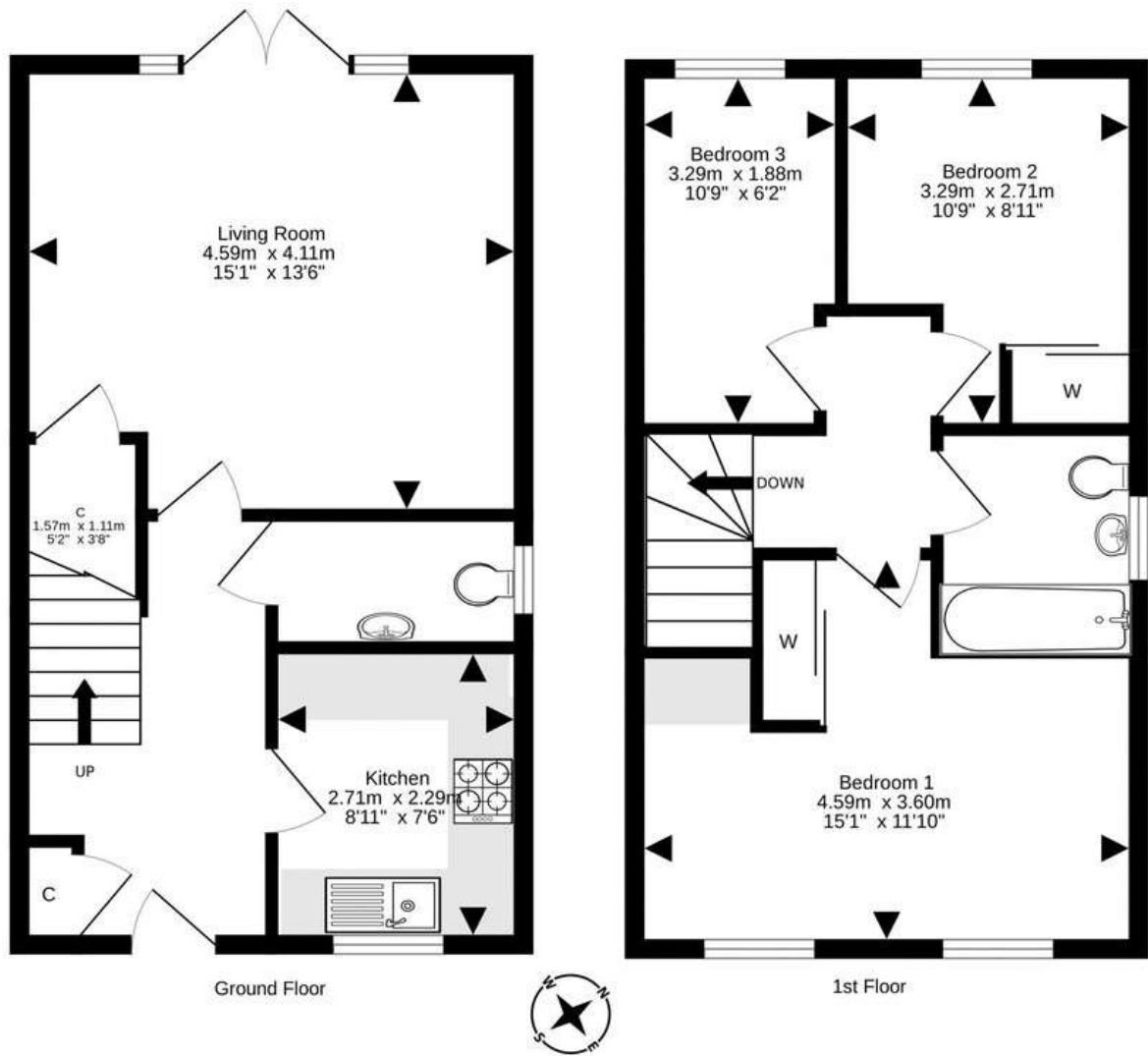
Location

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.

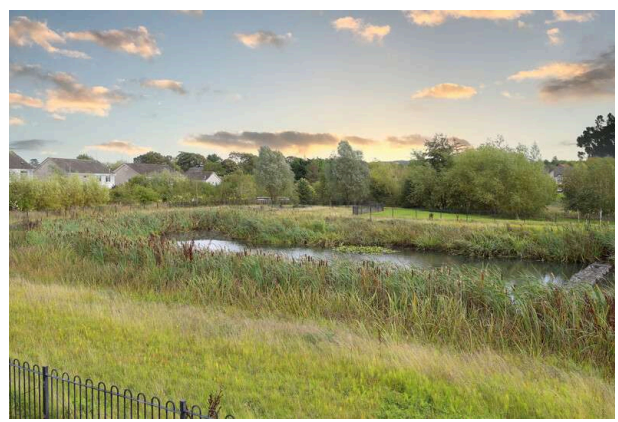
Extras

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

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. Made with Metropix ©2023



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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.

