



46 Eldindean Terrace, Bonnyrigg, Midlothian, EH19 2HQ

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Superb first-time purchase or ground floor downsize opportunity. McDougall McQueen are delighted to present to the market this bright and spacious ground floor, two-bedroom, main door flat, set 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. The property is presented in good clean condition throughout and is ready to move-in having been painted and carpeted throughout. There are mature private garden grounds to the front and rear, with a side door main entrance, parking is currently on-street.

- Sought after location close to all amenities
- Own main door entrance
- Entrance vestibule with large store cupboard
- Hallway with two store cupboards
- Spacious living room with front facing window, living flame gas fire and fire surround
- Nicely fitted kitchen with a range of base and wall units, gas hob, extractor, oven, integrated fridge freezer and a washing machine
- Main bedroom with rear facing window and open shelved storage
- Bedroom two with a door providing rear garden access
- Modern family shower room with walk-in shower with overhead raindrop shower and attachment, wc and sink
- Double glazing and gas central heating
- Mature private front and rear gardens which are ideal for outside entertaining and relaxation
- Ample on-street parking



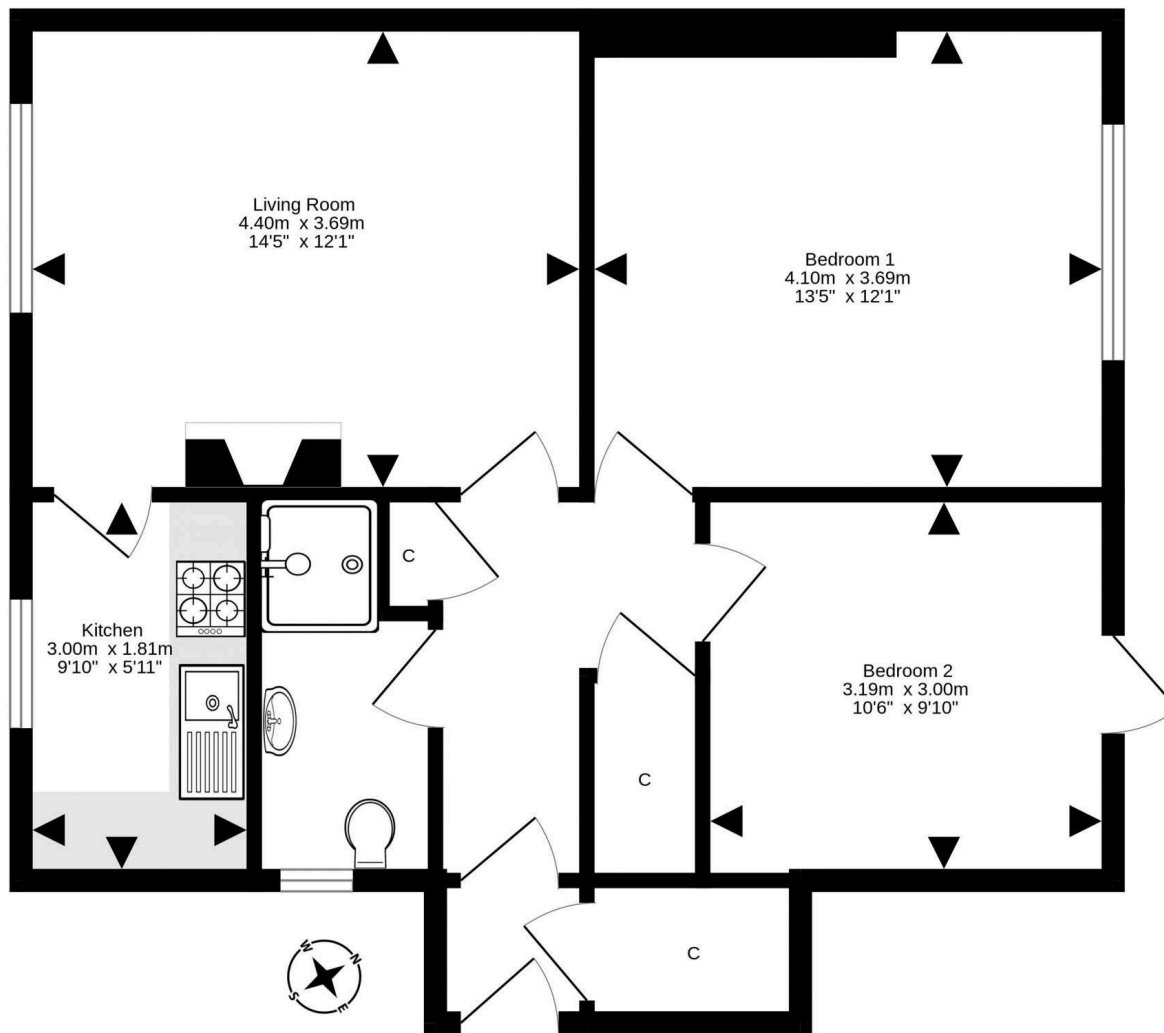
Location

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, all integrated appliances and washing machine. 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.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield 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.

