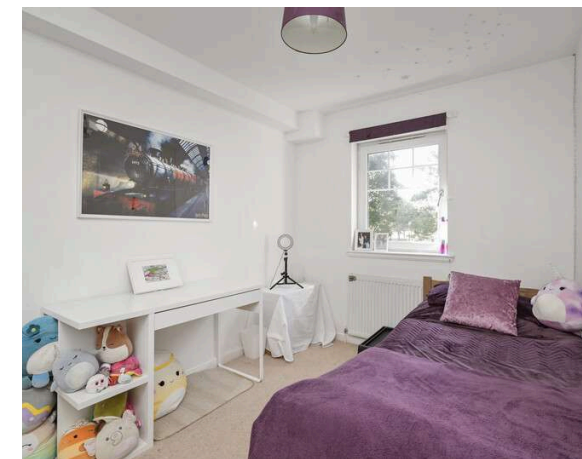




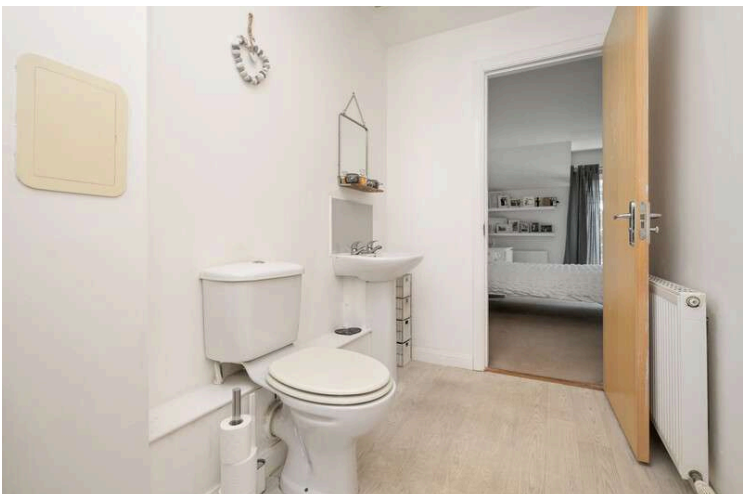
5 Durham Bank, Bonnyrigg, Midlothian, EH19 3BY

www.mcdougallmcqueen.co.uk



Gorgeously spacious family home brought to the market by McDougall McQueen. We are delighted to be able to offer to the market this lovely bright and spacious rarely available four-bedroom, three bathrooms plus WC terraced townhouse house, set within a cul de sac in a much sought-after area in Bonnyrigg Midlothian. Superbly placed for a great range of amenities including shops, restaurants, and with excellent road, bus, and rail links nearby, this property is ideal for those with growing families and professional couples

- Spacious living and dining room with store cupboard, window, and French doors to the rear
- Fully fitted breakfasting kitchen with a range of wall and base units, gas hob, extractor, oven, integrated dishwasher, integrated washing machine and integrated fridge freezer
- Ground floor WC off the hall
- First floor landing with useable study area
- Bedroom four with rear facing window and built-in mirrored wardrobes
- Main bedroom with front facing windows and built-in his and hers wardrobes
- En-suite shower room with double shower base, wc and sink
- Family bathroom with three-piece white suite
- Top second floor landing with store cupboard
- Bedroom two with French doors to a Juliet balcony, his and hers mirrored wardrobes, loft access, and access to the Jack and Jill shower room
- Jack and Jill shower room with double shower base, WC and sink
- Bedroom three again with French doors to a Juliet balcony, his and hers mirrored wardrobes, and access to the Jack and Jill shower room
- Double glazing and central heating
- Small front garden area and private rear garden which is ideal for entertaining
- Residents parking and communal garden areas



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.

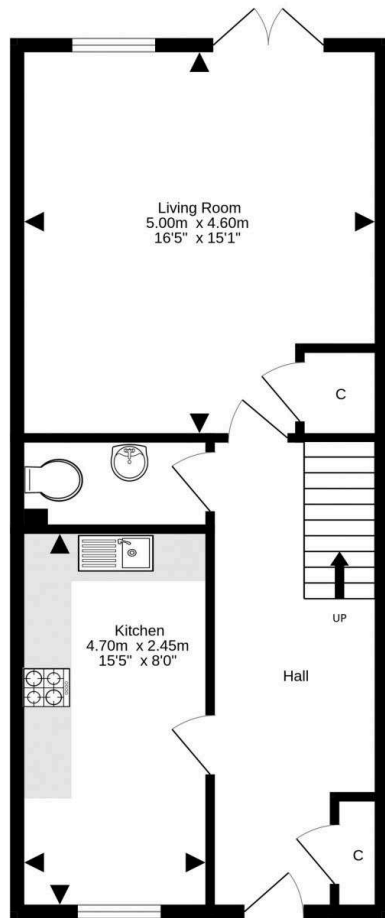
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and are subject to offer.

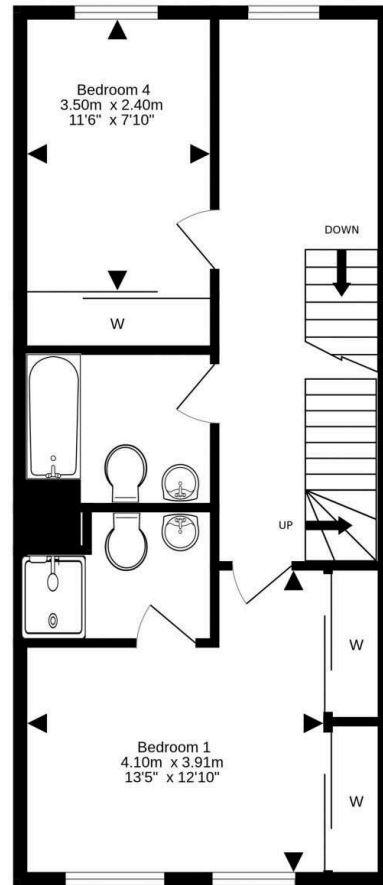
Price & Viewing

For price and viewing information or further details on this property please contact agent

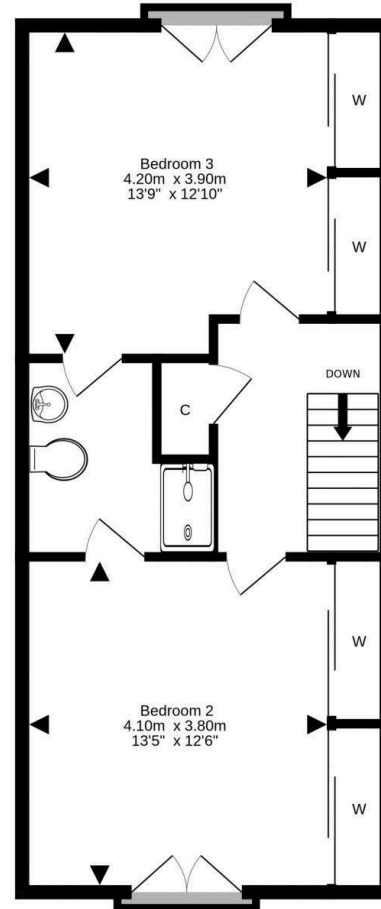
EPC Band - C



Ground Floor



1st Floor



2nd Floor



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.

