



32 Broomieknowe Park, Bonnyrigg, Midlothian, EH19 2JB

www.mcdougallmcqueen.co.uk



Rarely available McDougall McQueen present to the market this fabulous four bedroom terraced villa arranged over two floors boasting the most wonderful views of Broomieknowe Golf Course. The property is ideally located in a tranquil setting within an established residential area of Bonnyrigg close to many local amenities and schooling whilst conveniently positioned for easy access to the City Bypass and transport links. Presented to the market in excellent order throughout we would recommend an early viewing.

- Welcoming reception hallway.
- Bright and spacious living room front facing.
- Dining kitchen with a range of wall and base units along with integrated appliances looking on to Golf Course with lovely open views.
- Dining room or bedroom four located on the ground floor.
- Downstairs cloaks comprising WC and wash hand basin.
- Upper landing with a useful storage cupboard.
- Front facing double bedroom with ample space for free standing furniture.
- Rear facing double bedroom, wardrobes included in the

- sale.
- Third bedroom or home office with sliding doors to the decked terraced area.
- Bathroom comprising WC, wash hand basin and walk in shower cubicle.
- Gas central heating.
- Double glazing.
- Private garden to the front along with driveway and car port.
- Private rear garden with fabulous open views over the Golf Course.



Location

Broomieknowe is an established and sought after residential district around seven miles to the south of Edinburgh city centre. Conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. The area is well served by local shops and schools. There is a range of recreational facilities in the vicinity including Edinburgh and Lasswade Riding Centre and the Lasswade Centre offers a swimming pool and library. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Public transport links the area to the city centre and there is a school bus service to George Watsons College. Other Independent schools including Fettes, Loretto and Merchiston Castle along with the Edinburgh Merchant Schools are all within easy reach.

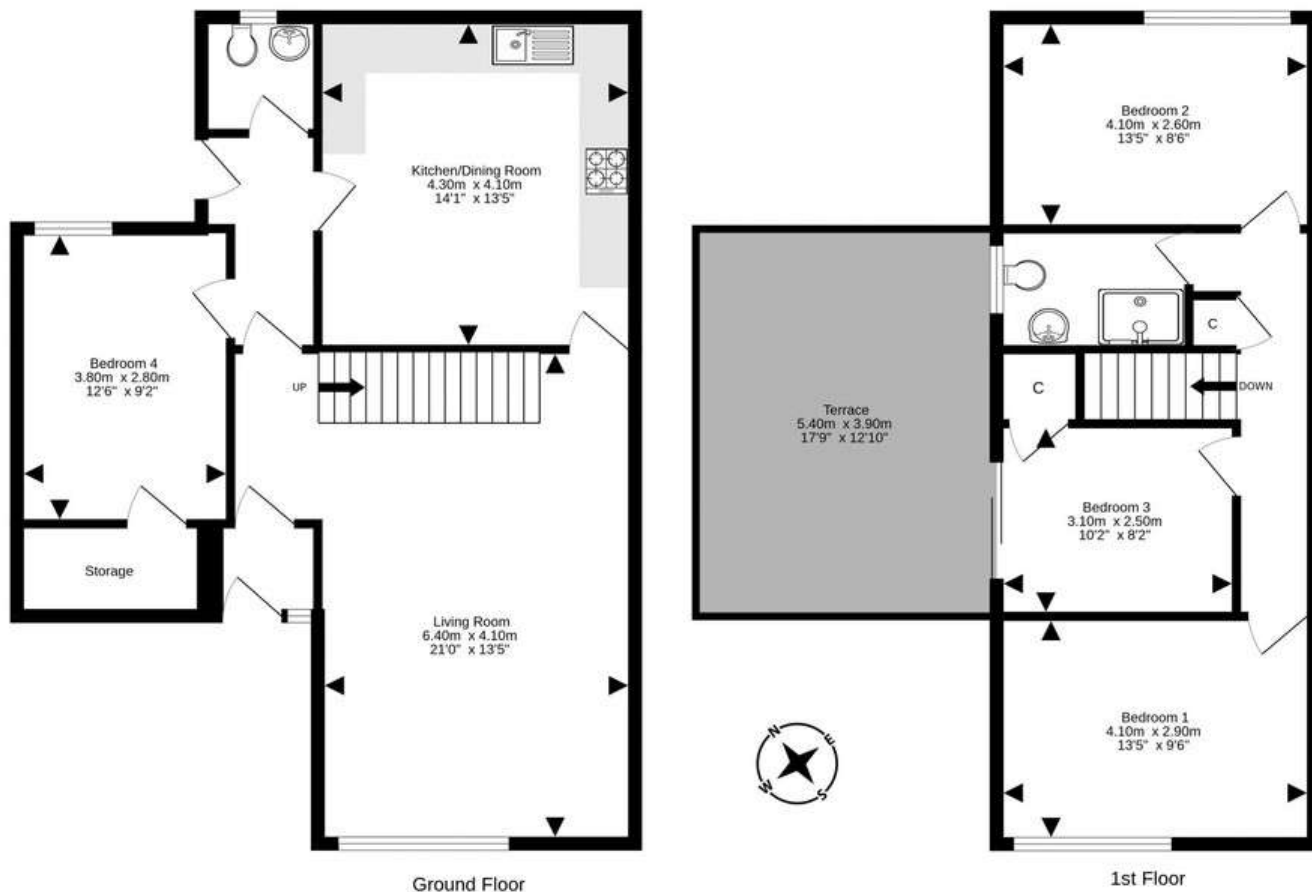
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, free standing white goods or other movable items included in the sale and these items are deemed sold as seen.

Price & Viewing

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

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.

