



3 Rowan Gardens, Bonnyrigg, EH19 3DR

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Offered to market is this generously proportioned 3 bedroom home over 2 levels. The property would now benefit from some TLC and would give any new buyer the advantage of being able to make their own mark on the property. The accommodation on offer briefly comprises, entrance area, giving access to the dual aspect lounge, the lounge offers space for lounge and dining furniture and is of excellent size. The kitchen is spacious and has room to accommodate comfortably a breakfast table and chairs. Dual aspect doors give access to the front and rear gardens. On the upper level there are 3 bedrooms and a family bathroom. Externally we have excellent garden space to the rear and the front garden has the advantage of a lowered kerb allowing off-street parking. The house benefits from gas central heating, double glazing and enviable storage

- Spacious 3 bed terraced house
- Gas central heating & double glazing
- Well placed for schools and amenities
- Would benefit from some TLC
- Sizeable gardens and off street parking
- Excellent storage including attic space



## Location

Rowan Gardens is situated in the established and sought after Midlothian town of Bonnyrigg, some 8 miles south-east of Edinburgh's city centre. The property is conveniently located for access to the city bypass which provides fast access to Edinburgh airport and central Scotland's motorway network with frequent public transport link's available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including the Lasswade Centre with Library, Swimming Pool and Gym, with King George V Park a short walk away. Kings Acre, Broomieknowe, Newbattle and Melville Golf Courses are all within easy reach. The nearby Pentland Hills Regional Park offers further outdoor pursuits including Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the local area ranging from nursery to secondary level including the highly rated Lasswade High School and Hopefield and St Mary's Primary Schools.

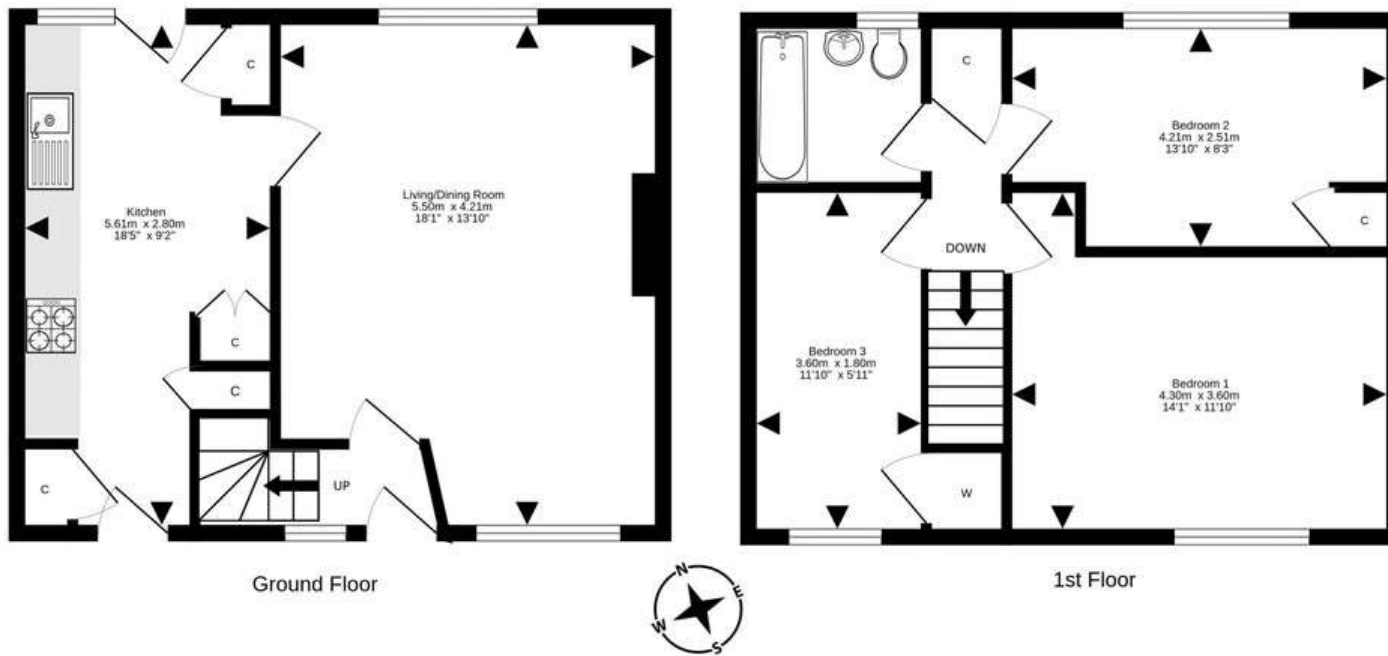
## Extras

Included in the sale are, floor coverings.any window coverings and cooker

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

FPC 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.

