



8 Harmony Street, Bonnyrigg, Midlothian, EH19 3NX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Very rare opportunity, this is one not to be missed. McDougall McQueen are delighted to present to the market this bright and spacious detached bungalow set in a quiet location in a much sought after modern mature estate in the ever-popular Midlothian town of Bonnyrigg. Previously providing three bedrooms, this property has been altered internally to provide two large double bedrooms with ample space for living, dining, and relaxation. Brought to the market in excellent condition throughout this home is ideal for those looking for ground floor living, professional couples, and families alike. There are excellent mature private garden grounds to the front, side and rear which are ideal for outside entertaining, with a large driveway providing access to a detached garage which has light, power, and overhead loft storage.

- Excellent quiet location within walking distance of all amenities including schooling
- Beautifully bright and spacious living and dining room with feature bay window to the front, side window and electric fire with marble surround
- Modern fitted breakfasting kitchen with a range of larder, base, and wall units, with under unit lighting, gas hob, oven, extractor, fridge freezer, and washing machine
- Gorgeous garden room with light, power and heating enabling use all year round
- Large main bedroom with dual aspect windows
- Double bedroom two with window to the rear and full width built-in wardrobes incorporating a hidden study/computer desk
- Lovely family shower room with large corner shower, wc, sink with wall mounted vanity unit and towel radiator
- Recently replaced double glazing and gas central heating
- Lovely private garden grounds to the front, side and rear which are superb for outside entertaining and relaxation
- Driveway and detached garage with light, power, and loft storage





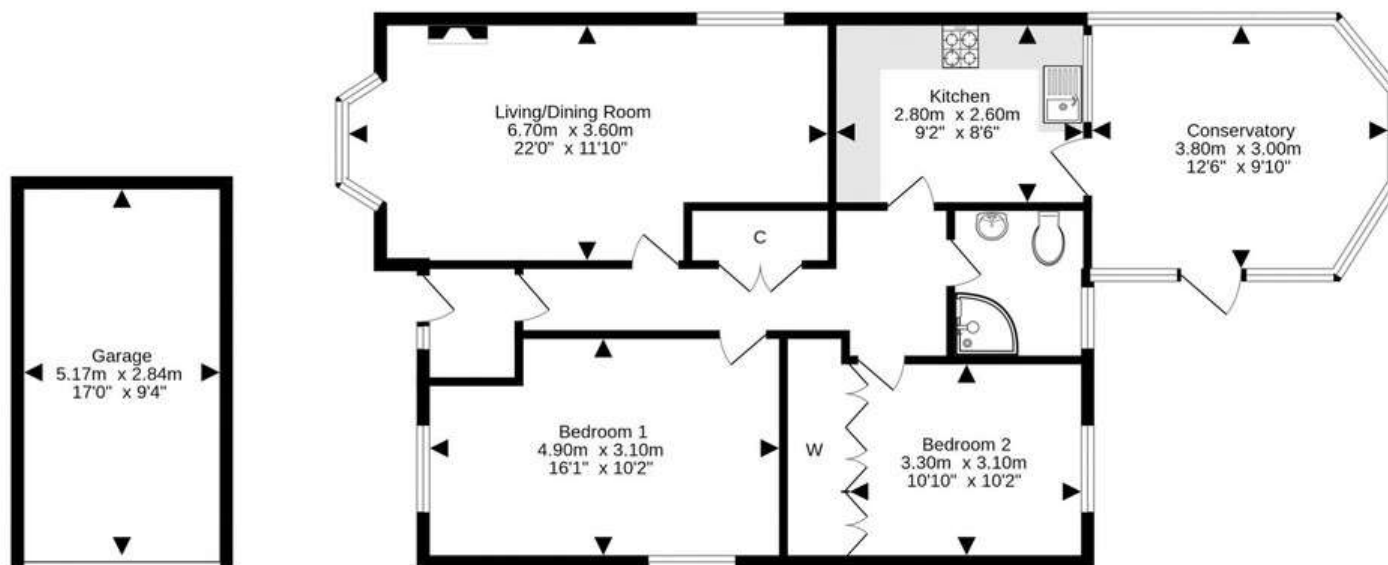
## Location

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, white goods, and the garden sheds. All appliances or other moveable items included in the sale, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

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



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Brunsfield Office: 103-105 Brunsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://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.

espc  
 McDougall McQueen