



36 Chesters View, Bonnyrigg, Midlothian, EH19 3PU

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



Rarely available detached family home in this lovely location, a not to be missed opportunity to purchase a four-bedroom detached house in this quiet child friendly modern development situated within walking distance of both Primary and Secondary Schooling. We at McDougall McQueen are delighted to present to the market this bright and spacious property in the sought-after town of Bonnyrigg, well placed for a good range of amenities with excellent road and rail links nearby. It is ideal for professional couples and those with families. The property is presented in a good clean condition throughout having been improved and maintained over the years by its current owners. There are superbly sized private garden grounds to the front, side and rear with a driveway providing access to an integral garage.

- Sought after modern residential location close to all amenities
- Entrance vestibule
- Ground floor WC (recently refitted)
- Spacious living and dining room with half bay window to the front and patio doors to the rear
- Fitted dining kitchen with a range of base and wall units, gas hob, extractor, double oven, under counter dishwasher and fridge, handy under stair store cupboard and garden access
- Upper hallway with galleried landing, loft ladder access (part floored, light and power) and airing cupboard
- Main bedroom with front facing window, built in bedroom furniture and storage with additional double built-in mirrored wardrobes
- Newly refitted ensuite, large shower base with raindrop shower

- and attachment, wc, sink with vanity unit and a towel radiator
- Bedroom two with front facing window and double mirrored wardrobes
- Bedroom three with rear facing window and built-in bedroom furniture
- Bedroom four with rear facing window
- Lovely recently fitted family shower room, full width shower base with drying area, raindrop shower and attachment, wc, sink with vanity unit, wall storage, wet wall and UPVC ceiling with downlights
- Gas central heating with Hive control and double glazing
- Driveway for several cars and additional visitor parking
- Integral garage with light, power and plumbing for a washing machine



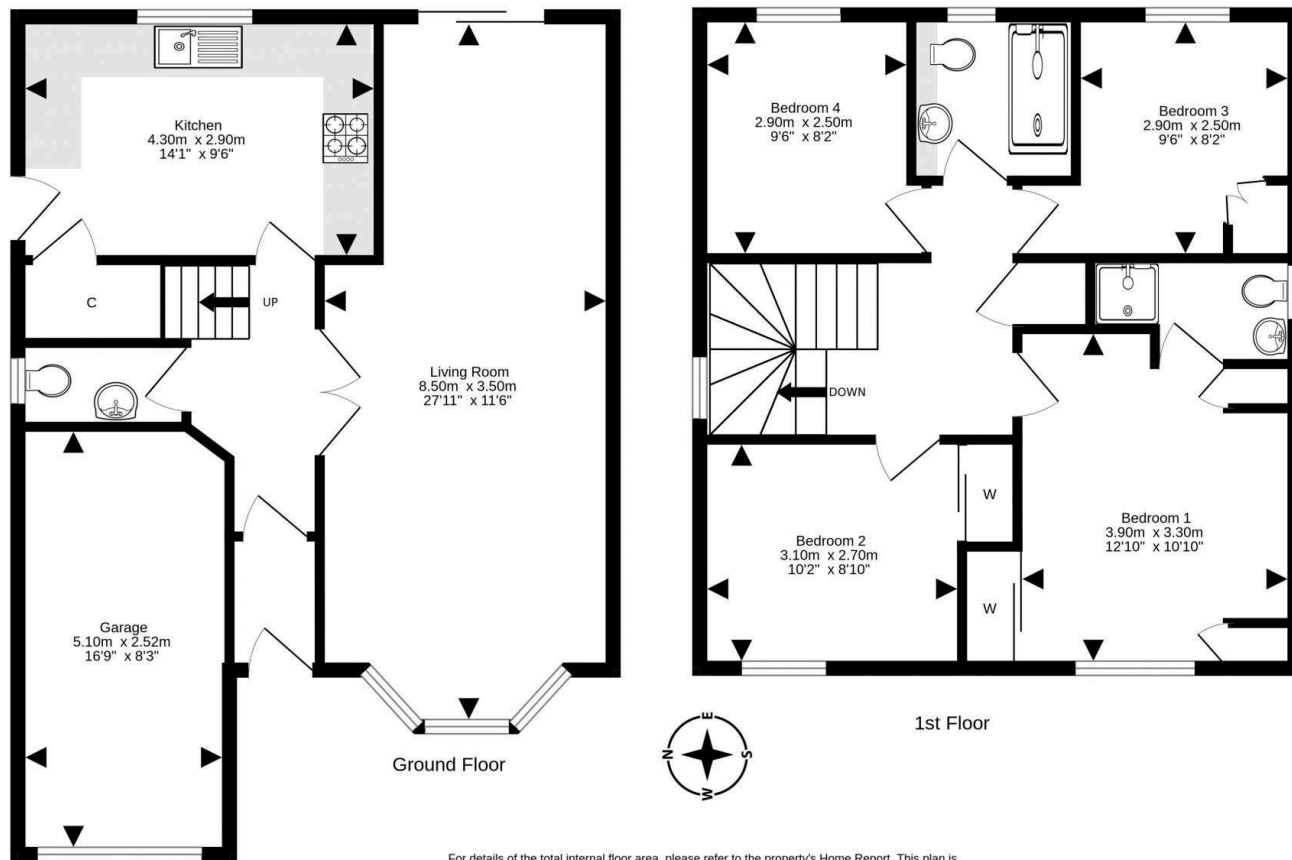
## Location

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.

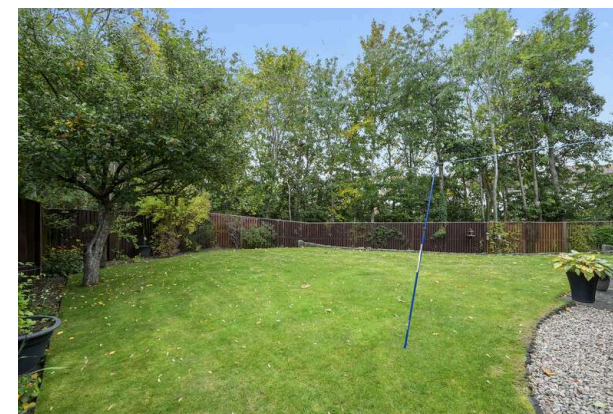
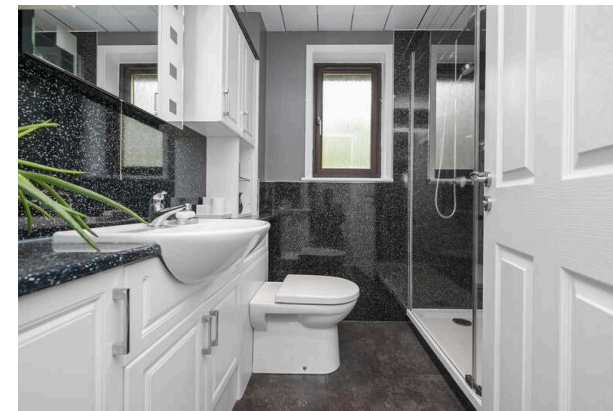
## Extras

All floor coverings, light fittings, most blinds where fitted, hob and oven, fridge and dishwasher (in kitchen), washing machine (in garage) and garden shed which has light and power. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may also be included by negotiation and are subject to offer.

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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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.

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