



37 Viewbank Drive, Bonnyrigg, Midlothian, EH19 2HX

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Lovely 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 three-bedroom, semi-detached house, set within a much sought-after area in Bonnyrigg Midlothian. Within walking distance and in the catchment area for the highly regarded Lasswade Primary School, only a short walk from Broomieknowe Golf Course, and superbly placed for a great range of amenities including shops and restaurants. With excellent road, bus, and rail links nearby, this property is ideal for a host of purchasers including first time buyers, professional couples, and those with young families. The property is presented in excellent condition having been maintained and improved by its current owners and is enhanced with double glazing, gas central heating, private garden grounds, driveway and attached garage. This lovely family home and its superb location is sure to attract a lot of interest, do not miss out, book your viewing early to avoid disappointment.

- Entrance hall with store cupboard with light and power and under stair store
- Ground floor four-piece bathroom with double ended jacuzzi bath, mid mount taps, corner shower with overhead raindrop shower and attachment, his and hers bowl sinks, wc, and large towel radiator
- Spacious living room with front facing bay style window, living flame gas fire and feature ornate fire surround
- Lovely fully fitted kitchen with a range of base and wall units with ceramic sink, gas range cooker, extractor, American style fridge freezer, and integrated dishwasher
- Upper landing leading to the upper hallway, loft access and store cupboard
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with rear facing window (wardrobes to stay)
- Bedroom three with rear facing window and built-in mirrored wardrobes
- Double glazing (acoustic glass in front bedroom) and gas central heating
- Gated driveway with access to an attached garage
- Private mature front and rear gardens, ideal for outside entertaining and relaxation



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.

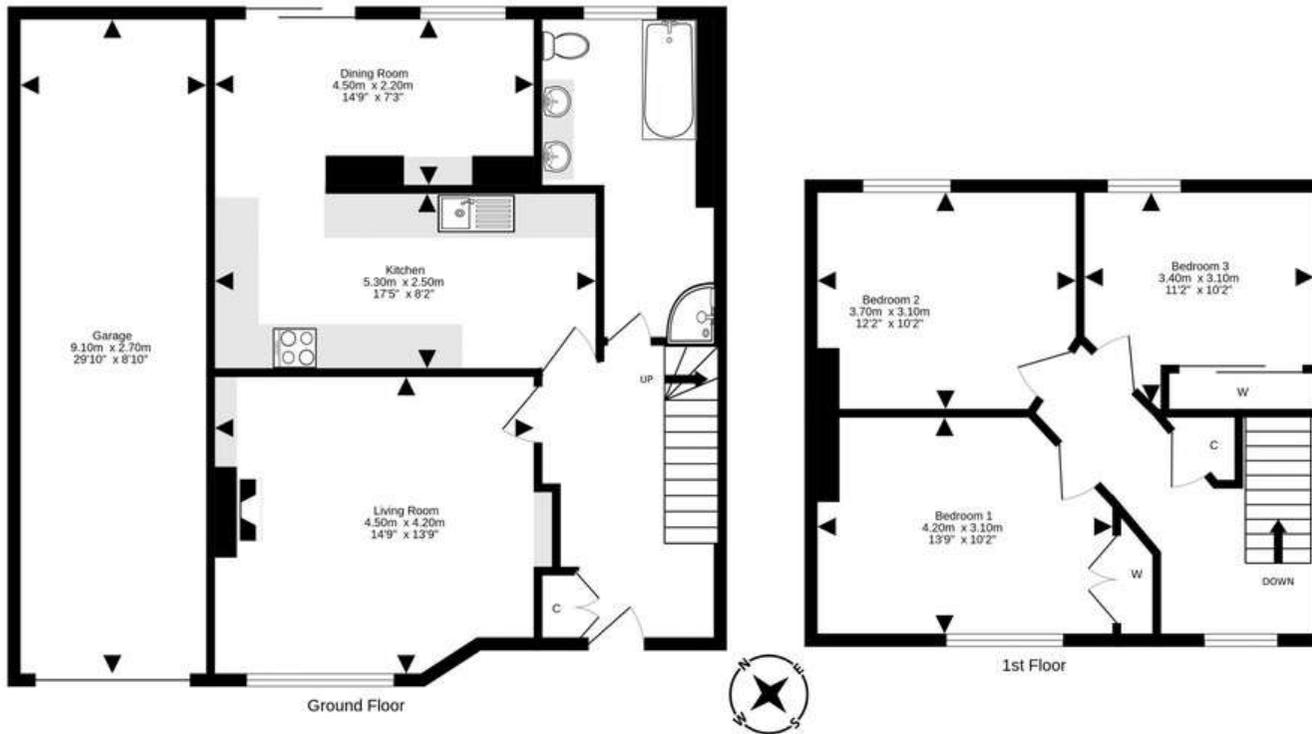
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, Range cooker, integrated appliances, American style fridge freezer and wardrobes in bedroom two. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items are available by negotiation and subject to offer.

Price & Viewing

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

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.

