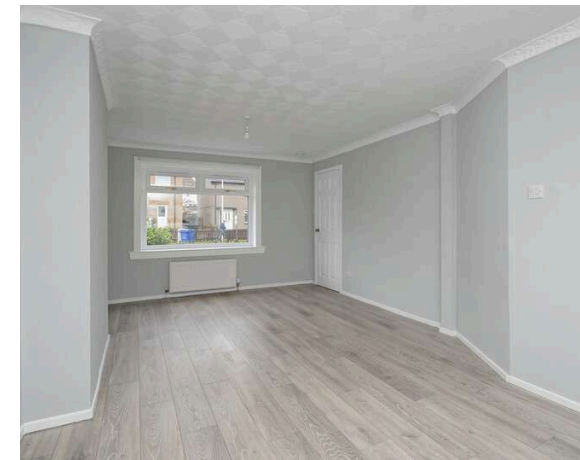




30 Dundas Park, Bonnyrigg, Midlothian, EH19 3AU

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





McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom end-terraced house, set within a much sought-after area in Bonnyrigg Midlothian, well placed for a good range of amenities including schooling with excellent road, bus, and rail links nearby. It is ideal for first time buyers, professional couples, and those with young families. The property is presented in as good clean condition throughout and is enhanced with double glazing and gas central heating. There are private garden grounds to the front and rear, with access to a garage at the rear. This lovely family home and its superb location, is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment

- Spacious living and dining room with dual aspect windows to front and rear
- Modern fitted kitchen with a range of base and wall units, worktops and splashbacks, electric cooker, extractor, under counter fridge, freezer and washing machine
- Upper hallway with loft ladder access to a part floored loft with light
- Main bedroom with front facing window and built-in store cupboard
- Bedroom two with rear facing window
- Lovely family bathroom with three-piece white suite, shower over the bath, shower screen wc and sink with vanity unit
- Double glazing and gas central heating
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Access to a garage at the rear of the property



## 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.

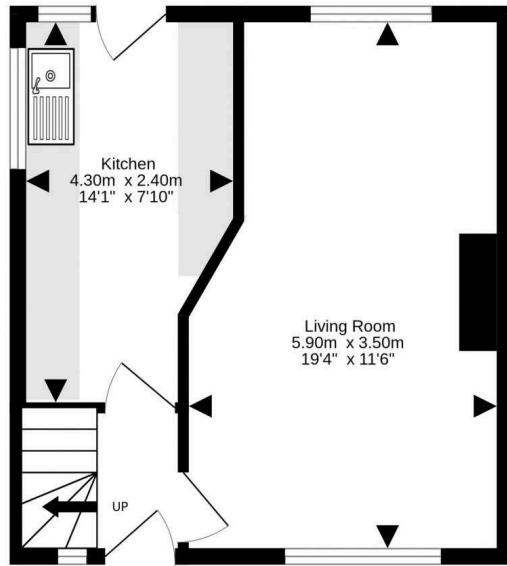
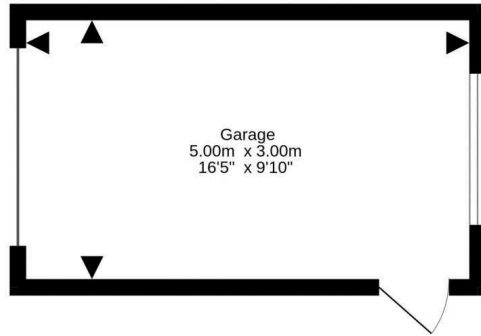
## Extras

All floor coverings, light fittings, blinds where fitted, electric cooker, extractor and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

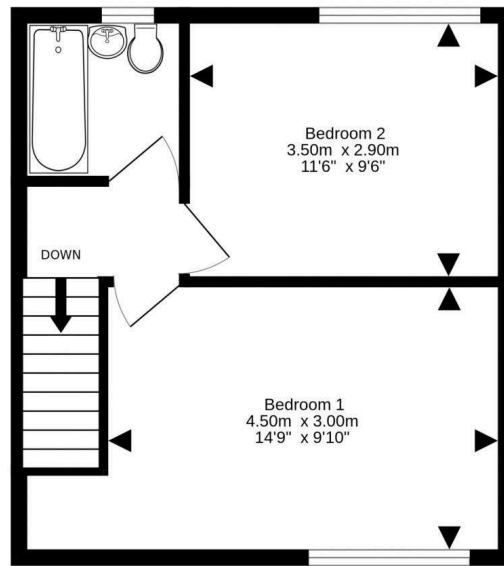
## Price & Viewing

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

## EPC Band - D



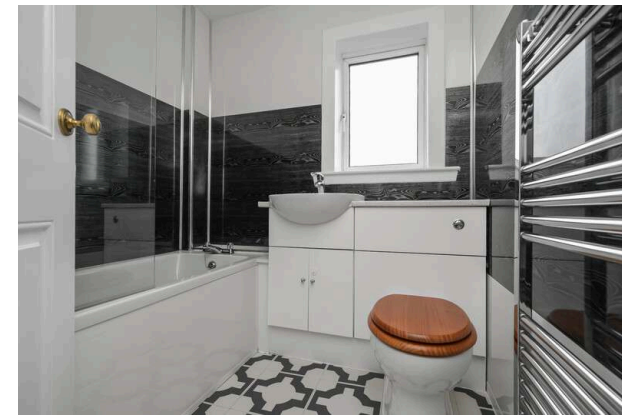
Ground Floor



1st Floor



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.

