



Another great first-time purchase or opportunity for those looking to downsize with ground floor living. McDougall McQueen are delighted to present to the market this bright and spacious ground floor, one-bedroom flat, position close to Bonnyrigg town centre in a traditionally built building of similar style properties, well placed for a good range of amenities with excellent road, bus, and rail links nearby. The property is presented in excellent and clean condition throughout, with both private garden grounds and communal garden areas, with on-street parking in and around the property. This property and its superb location will attract a lot of interest so do not miss out, book your viewing early to avoid disappointment.

- Hallway
- Spacious living room with dining area recess, window to the rear, and electric fire with fire surround
- Fitted kitchen with a range of base and wall units, solid wood worktops, touch control ceramic hob, extractor, oven, and remaining white goods
- Double bedroom with fitted wardrobes and an Edinburgh press style store cupboard
- Modern shower room with double shower base, wc and sink, large wall mirror and downlights
- Sash and case double glazing and Hive controlled gas central heating
- Private garden grounds with a communal drying green
- All floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

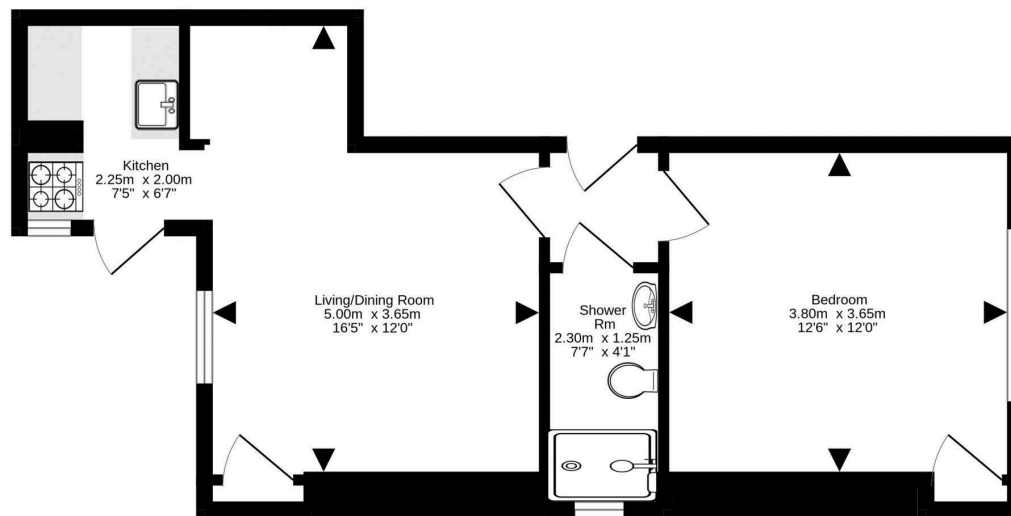
Location

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.

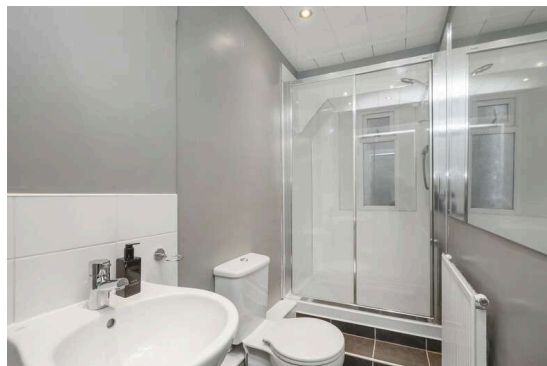
Price & Viewing

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

EPC 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.

