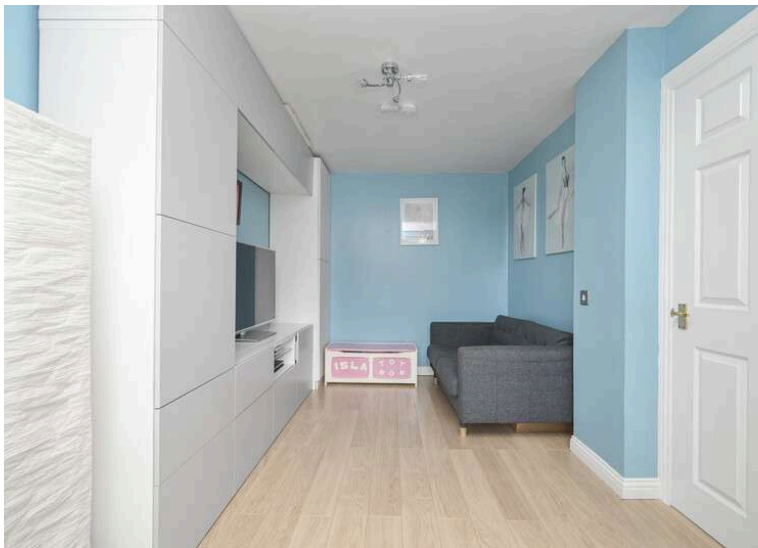




2 Peacock Place, Bonnyrigg, Midlothian, EH19 3RA

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

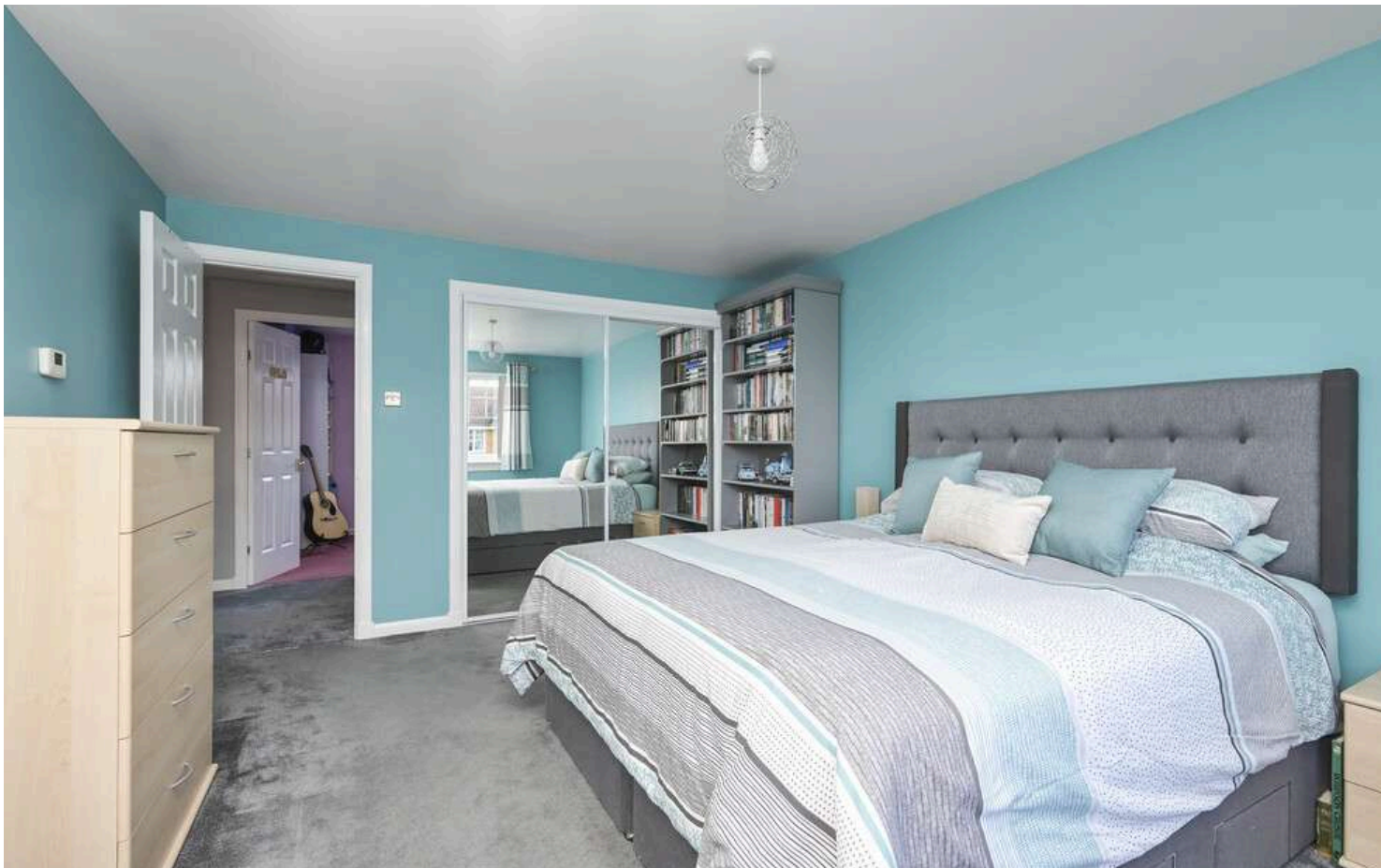


Rarely available detached and upgraded family home in this lovely much sought-after location, a not to be missed opportunity to purchase a four-bedroom house in this modern development situated within walking distance of all local amenities. We at McDougall McQueen are delighted to present to the market this bright and spacious property in the extremely popular town of Bonnyrigg Midlothian, well placed for a good range of amenities including schooling with excellent road and rail links nearby. It is ideal for professional couples and those with families. The property is presented in excellent move-in condition throughout having been improved, enhanced, and maintained throughout the years by its current owners. There are superbly sized private garden grounds to the front and rear with a driveway providing off street parking for two cars. 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.

- Wonderfully spacious and flexible accommodation
- Entrance hall with storage and stairs to the upper level
- Ground floor WC
- Ground floor bedroom five, currently used as a second lounge with built-in media unit and storage
- Spacious living with bay window to the front and French doors to the dining room
- Dining room with access to the rear garden via patio doors
- Beautifully fitted dining kitchen with a range of base, wall, and larder units, gas hob, extractor, double oven, integrated microwave, and white goods
- Utility room with a range of units and storage with side door access
- Upper hallway with loft ladder access (floored and shelved with a light), airing cupboard and shelved store cupboard







- Main bedroom with front facing window and built-in mirrored wardrobes
- Ensuite shower room, wc and sink with built-in vanity unit
- Bedroom two with front facing window and built-in mirrored wardrobes
- Bedroom three with rear facing window and built-in mirrored wardrobes
- Bedroom four with rear facing window and built-in mirrored wardrobes
- Lovely family bathroom, featuring a four-piece suite with separate shower cubicle and bath, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Driveway providing parking for two cars
- Large private front and rear gardens with several areas for outside entertaining including a superb, covered patio area with wall mounted heater and power, CCTV, external power, and 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.

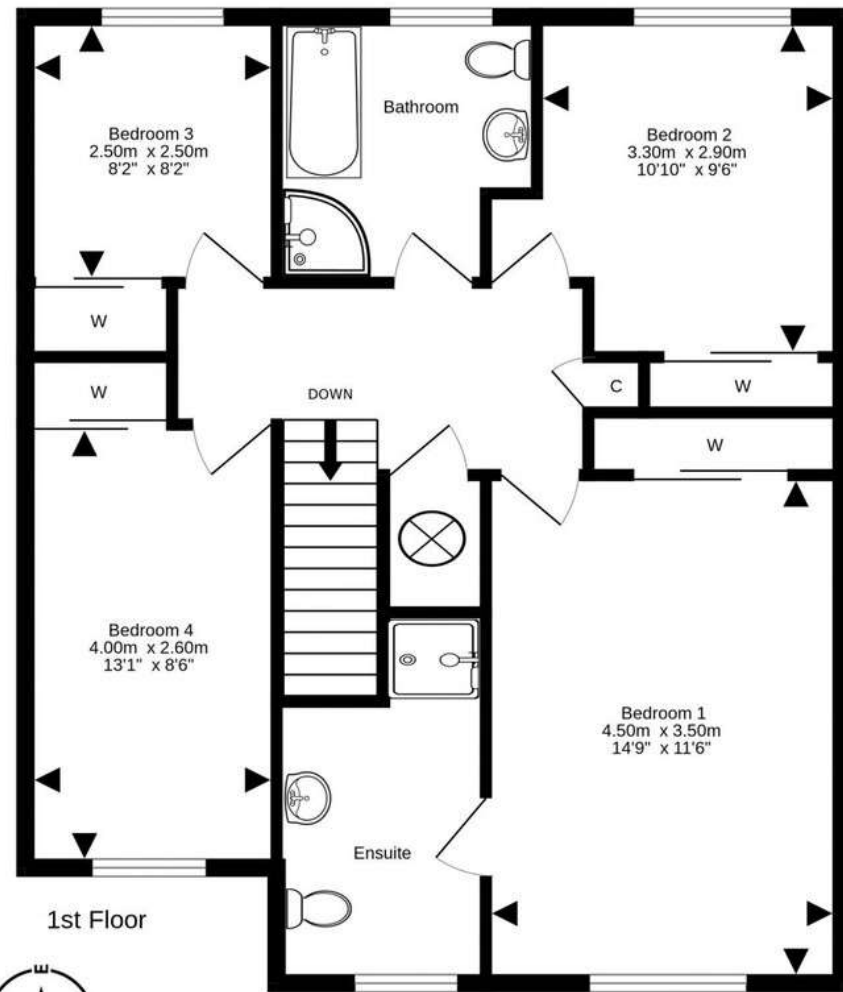
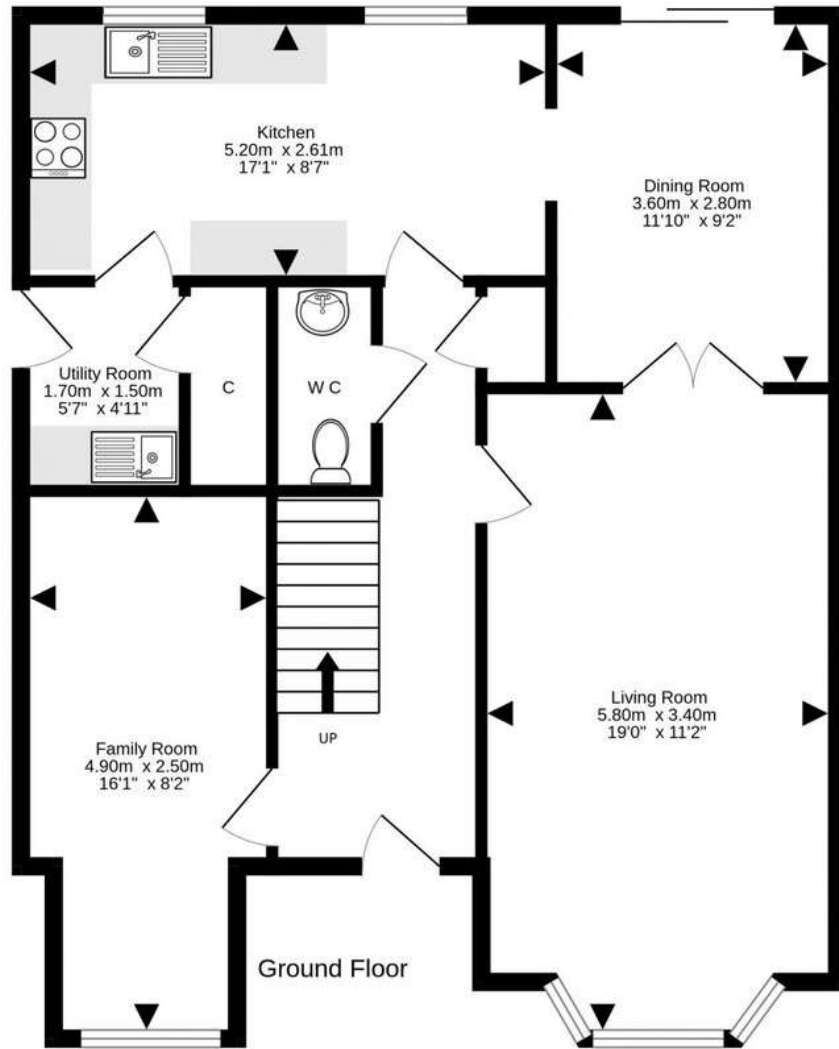
## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and garden storage. 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.

## 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.

