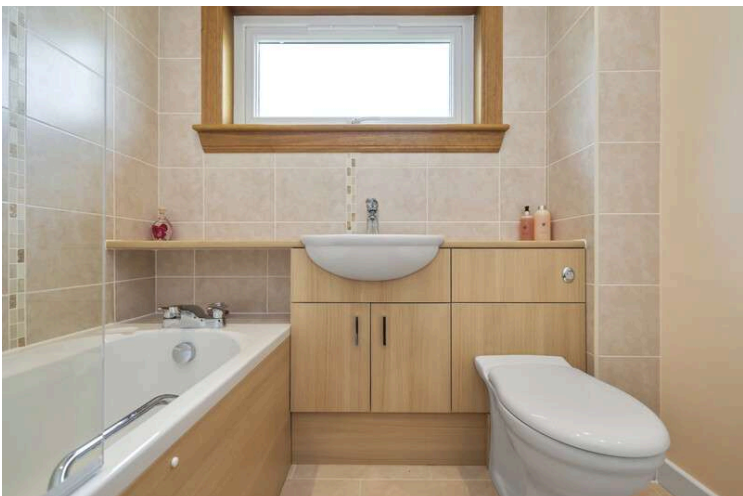






Another lovely family home brought to the market by McDougall McQueen. We are delighted to be able to offer to the market this well maintained, bright, and spacious three-bedroom, terraced house, set within a much sought-after residential estate in Bonnyrigg Midlothian. Within walking distance and in the catchment area for the highly regarded Lasswade Primary School, overlooking and only a short walk from Broomieknowe Golf Course, this property is superbly placed for a vast 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, and allocated parking space. 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 large under stair store cupboard and stairs to the upper level
- Bright and spacious living room with full height front facing window, gas fire and feature fire surround
- Dining area with rear facing window accessed via an archway from the living room
- Lovely fully fitted kitchen with rear garden access, a range of base and wall units with gas hob, oven, integrated appliances including a fridge, separate freezer, and washing machine
- Upper hallway with large store cupboard, and Ramsay ladder loft access (part floored with light)
- Main bedroom with twin front facing windows and built-in mirrored wardrobes and store cupboard
- Bedroom two with rear facing window and double wardrobes
- Bedroom three with front facing window and built-in over stair store cupboard
- Double glazing and gas central heating
- Private mature front and rear gardens, ideal for outside entertaining and relaxation with views over Broomieknowe Golf Course to the rear
- Allocated parking space with ample additional on-street parking



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 nearby 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.

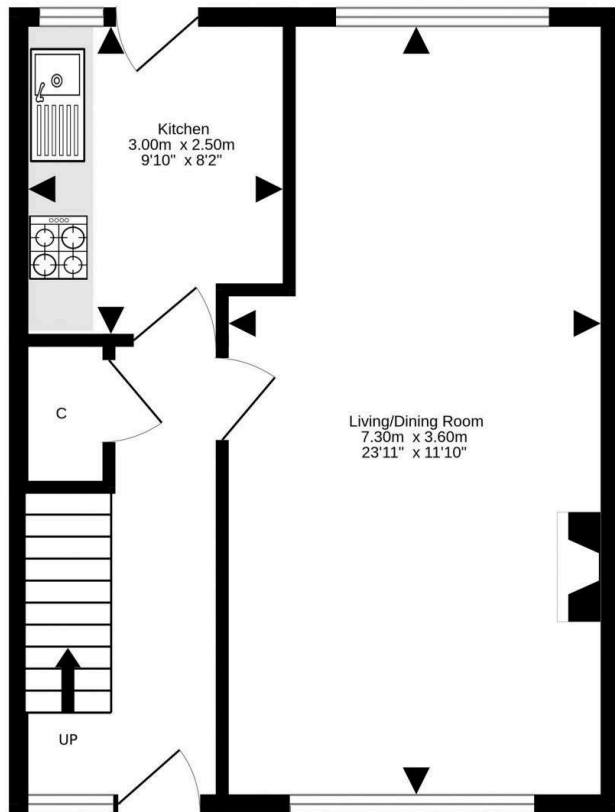
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including furniture may be available by negotiation and are subject to offer.

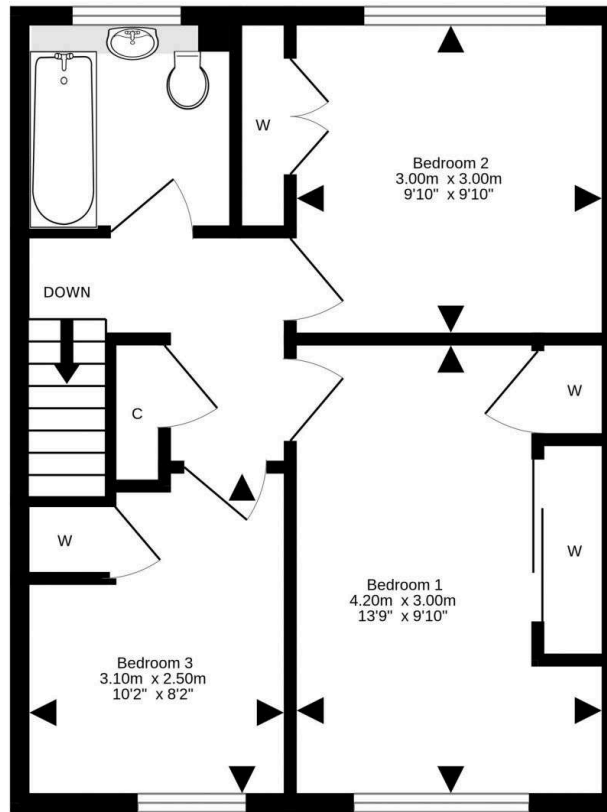
Price & Viewing

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

EPC Band - C



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.

espc

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