



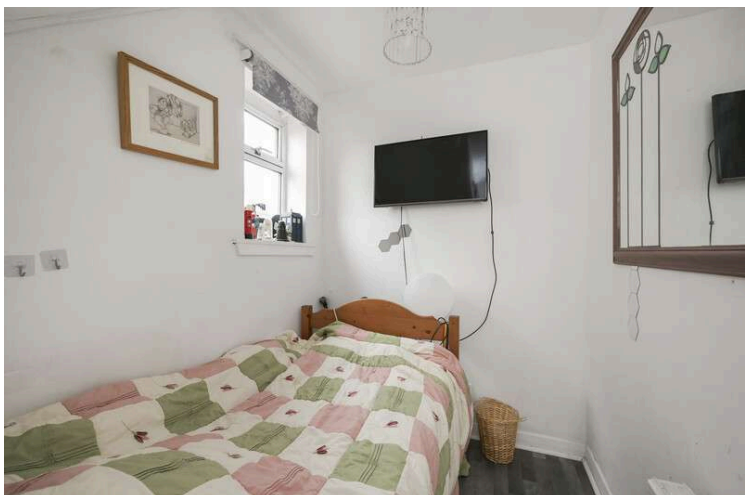
18 Wishart Avenue, Bonnyrigg, Midlothian, EH19 3QF

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Welcome to Wishart Avenue, this delightful three bedroom and box room semi-detached property arranged over two levels offers bright and spacious accommodation further benefits are a single garage and driveway to the front, large garden to the rear. The property is ideally located within an established sought-after residential estate in the popular Midlothian town of Bonnyrigg close to many local amenities, schooling and swift transport links. We would recommend an early viewing.

- Reception hallway.
- Useful box room, home office or study room.
- Large living and dining room front facing.
- Kitchen equipped with a range of wall and base units with free standing appliances, door accesses the rear garden.
- Double bedroom located on the ground level, rear facing.
- Upper landing with large storage cupboard.
- Double bedroom front facing, staircase in the cupboard leads to the spacious floored attic.
- Double bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and corner cubicle.
- Gas central heating boiler replaces 2021.
- Double glazing.
- Single garage with power.
- Driveway to the front, impressive garden to the rear with gate accessing Waverly park.



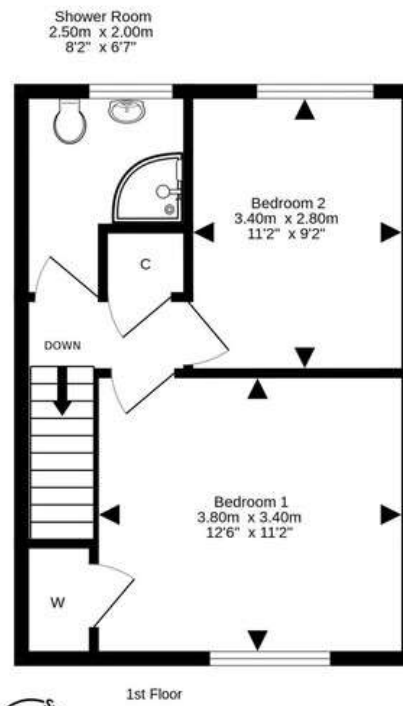
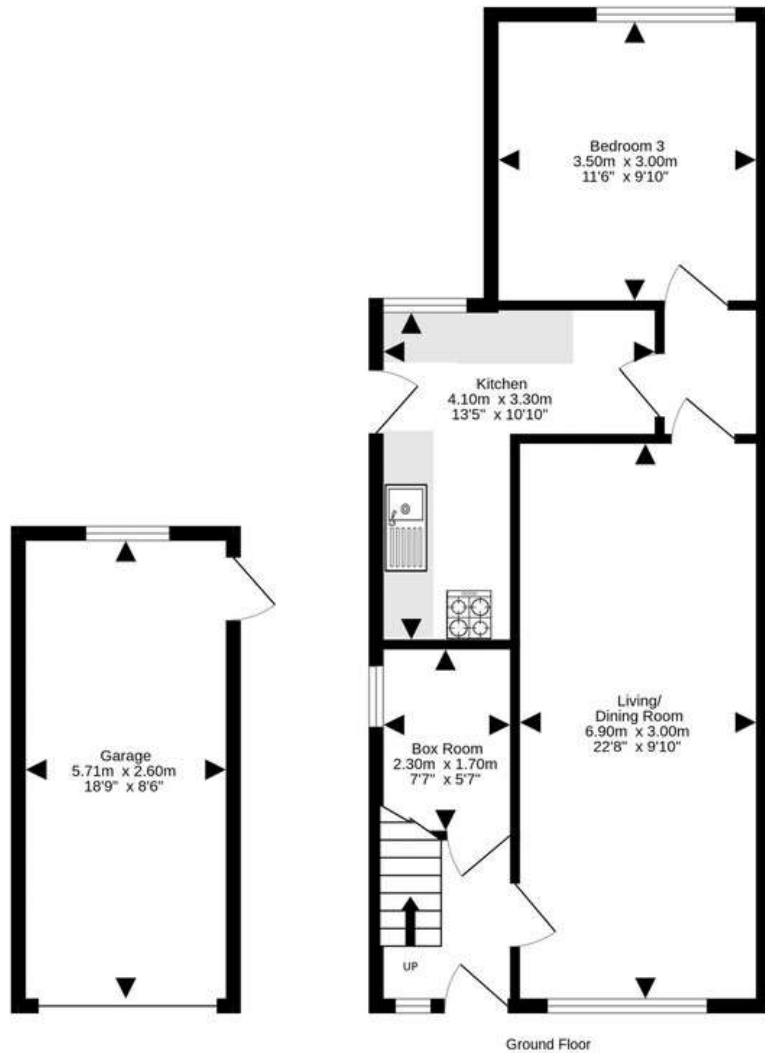
Location

Wishart Avenue forms part of an established reputable neighbourhood in the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. Excellent commuting links are on hand including the A7, A1 and City Bypass linking Edinburgh Airport and Central Scotland's motorway network system. Frequent public transport links providing swift access to many surrounding areas and beyond to Edinburgh's city centre. The area is well served by local shops and services with a 24 hour Tesco Supermarket at nearby Hardengreen. Recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level with Lasswade Primary School within walking distance. The property is within walking distance to Eskbank train station via the cycle path at the bottom of the street.

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.

