



8 Durham Grove, Bonnyrigg, Midlothian, EH19 3EU

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Welcome to Durham Grove, this charming two bedroom terraced property offers bright and spacious accommodation arranged over two floors with private gardens to the front and to the rear along with on street parking. The property is ideally located in the popular Midlothian town of Bonnyrigg close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Living room front facing with a useful understairs cupboard.
- Kitchen with a range of wall and base units with all free standing white goods included.
- Upper landing with hatch to attic.
- Front facing double bedroom, cupboard houses the boiler.
- Further double bedroom rear facing.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Double glazing throughout.
- Gas central heating (boiler installed in 2021).
- Enclosed rear garden, private front garden.
- On street parking.



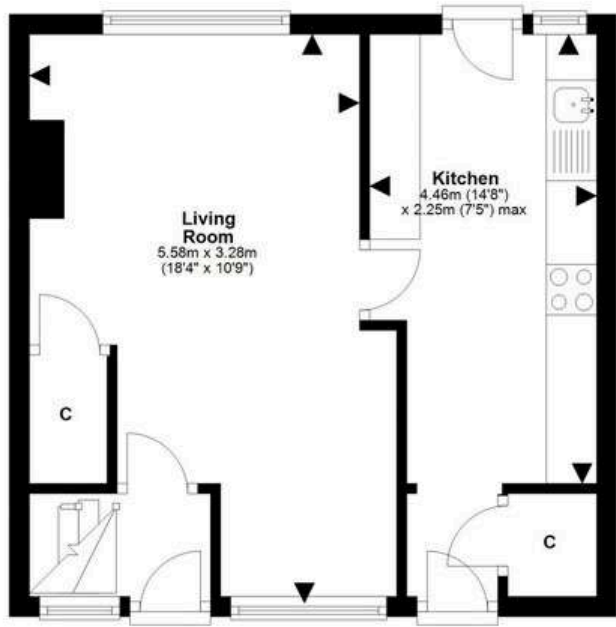
Location

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 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

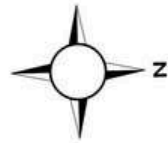
Included in the sale are: Floor coverings, light fittings, blinds where fitted and white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - C



Ground 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 buyer.
PlanUp 2024



First Floor



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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.

