

MC
McDougall McQueen

solicitors & estate agents



66 Bonnyrigg Road, Eskbank, Midlothian, EH22 3HE

www.mcdougallmcqueen.co.uk



Welcome to 66 Bonnyrigg Road Eskbank. McDougall McQueen are delighted to present to the market this spacious and well-proportioned traditional main door lower villa retaining many original features with two bedrooms and two public rooms, benefitting further from private gardens to the front and rear. The property is ideally located in the prestigious Eskbank area of Midlothian close to many local amenities, highly regarded schools, lovely countryside walks along with the convenience of the Borders Rail link offering a quick commute to the city centre. This period villa is presented to the market in good clean condition throughout, we would therefore recommend early viewing to avoid the disappointment of missing this lovely home in this wonderful location.

- Entrance vestibule with original tiled floor and half glass door to the reception hallway
- Bright and spacious front facing living room with a bay window, featuring window seating with storage below, fireplace with electric fire, Edinburgh press, corniced ceiling, and picture rail
- Fully fitted kitchen equipped with wall and base units along with electric cooker, washing machine, fridge freezer, and door accesses the rear garden
- Dining room rear facing with fireplace, cornice, and accesses to the kitchen

- Double bedroom, front facing, with corniced ceiling and picture rail
- Double bedroom, rear facing, with built in dressing table, and part open Edinburgh press
- Shower room, comprising WC, wash hand basin, and shower cubicle, part wet wall panelling and upvc ceiling with downlights
- Gas central heating, part double glazing with some secondary glazing.
- Good sized rear garden with a patio area and garden shed with a further private garden area to the front
- Unrestricted on street parking.



Location

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a Tesco Superstore (open from 6am until 12 midnight) within walking distance of the property. Local schooling is excellent with the highly acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

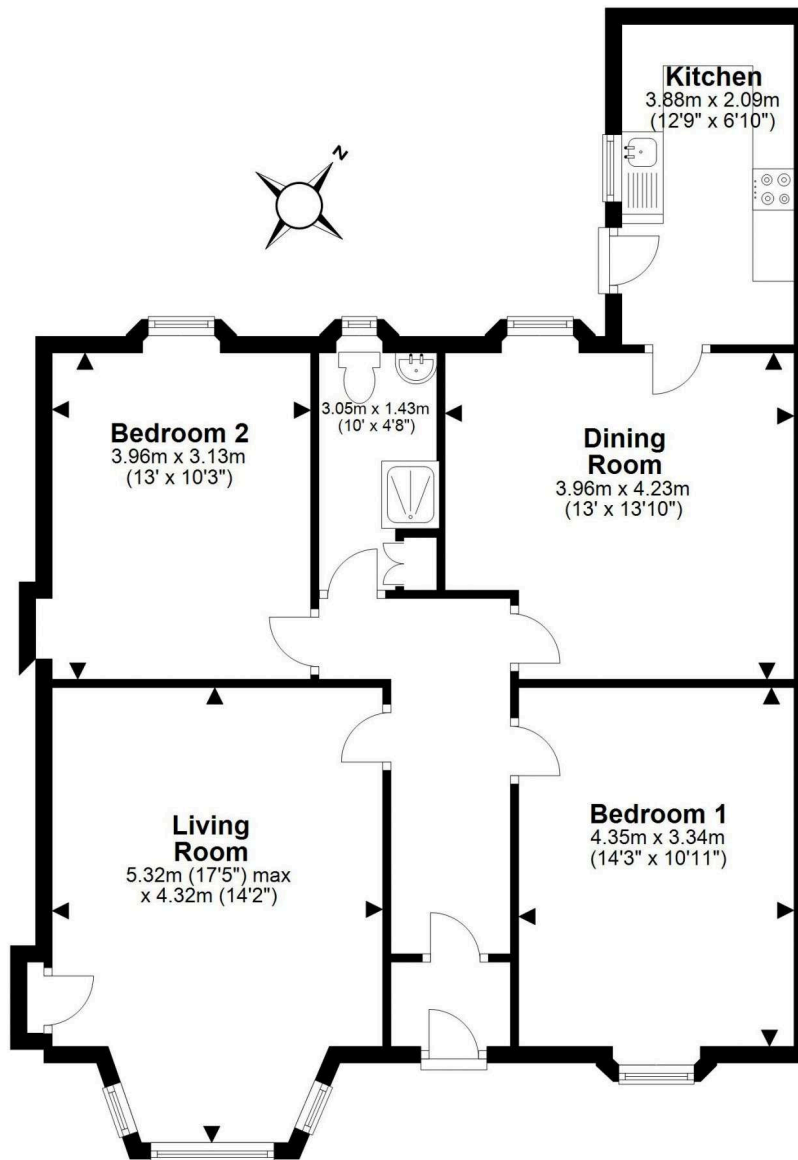
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker, and remaining white goods. No warranty applies to any integrated or free-standing appliances or movable items included in the sale as these items are deemed sold as seen. Other items may be available by negotiation.

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 Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

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