



20 McQuade Street, Bonnyrigg, EH19 3QG



## Welcome

Welcome to McQuade Street, this charming two bedroom semi-detached villa is arranged over two floors, the property further benefits from a sunny conservatory to the rear, private gardens, single garage and multi vehicle driveway. The property is ideally located in the popular Midlothian town of Bonnyrigg close to an abundance of local amenities, schooling and swift transport links. Presented to the market in excellent condition throughout, we would recommend an early viewing.

- Reception hallway, small office area off.
- Front facing living room.
- Stylish dining kitchen fully fitted with wall and base units along with integrated appliances.
- Sunny conservatory with direct access to the rear garden.
- Front facing double bedroom with useful storage.
- Rear facing double bedroom.
- Bathroom comprising WC, wash hand basin Jacuzzi style bath, corner shower cubicle, ladder radiator.
- Hatch to attic storage with pull down ladder access.
- Gas central heating.
- Double glazing.
- Single garage and multi vehicle driveway.
- Private gardens front and rear.





## Bonnyrigg

McQuade Street is situated within the established and sought after Midlothian town of Bonnyrigg, around eight miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of 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 park, 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.

## Extras

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

# Get in touch

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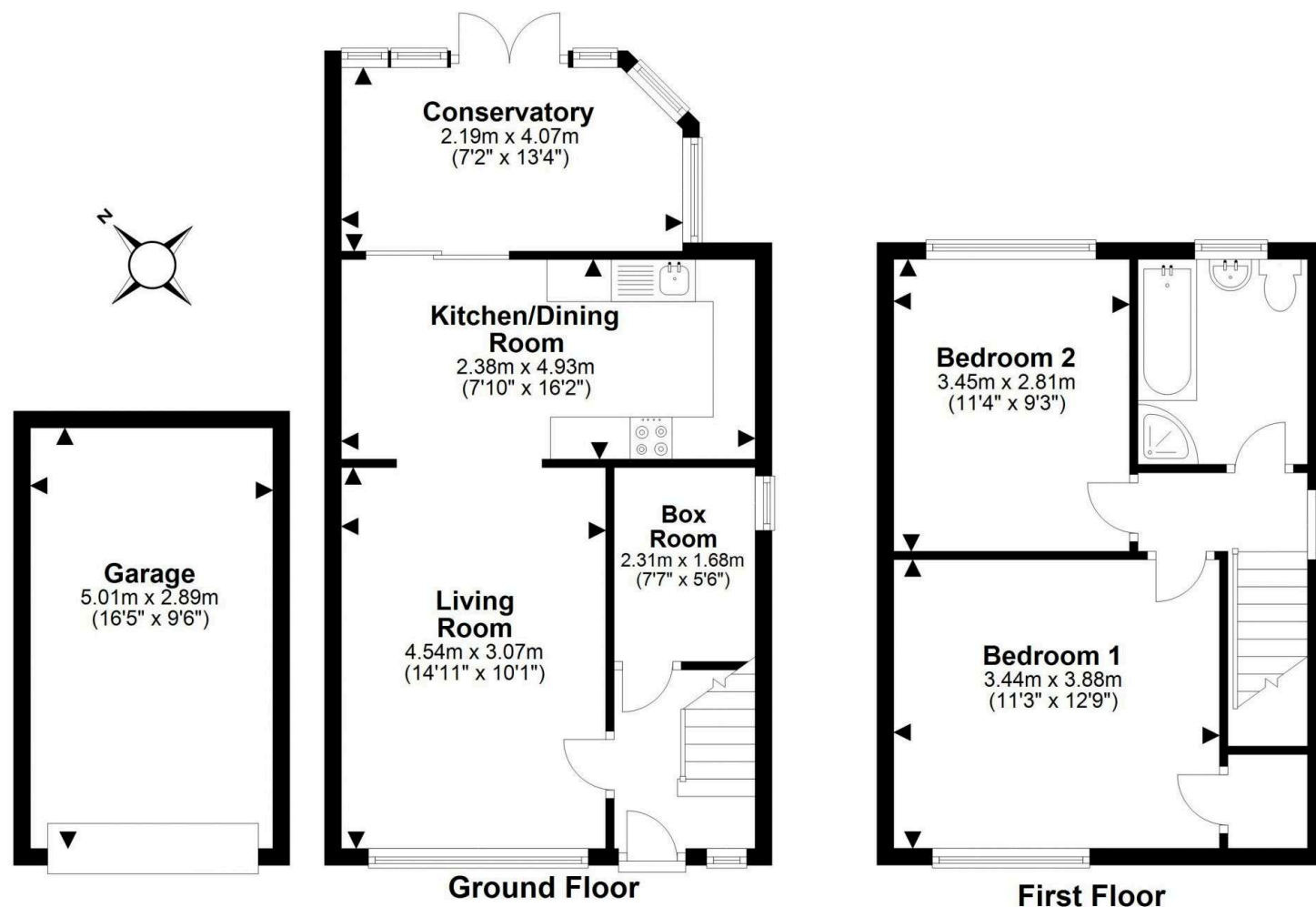
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EH22 1JB

Bruntsfield Office:

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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.



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.