





Welcome

Welcome to 52 Parsons Pool, a lovely two-bedroom semi-detached bungalow set in a quiet cul de sac, in a much sought after residential estate in the bustling Midlothian town of Bonnyrigg. If you have been looking for your first purchase, ground floor living, or looking to downsize, then this is the one for you. This property provides good all-round accommodation and ample garden grounds to the front, side, and rear, with a driveway providing off street parking for several cars and access to a detached garage which has both light and power. The property is within walking distance of all local amenities and transport links. Presented in good clean order throughout the property benefits from double glazing and gas central heating. Given the superb, quiet, sought after location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Side door entrance
- Hallway with loft access
- Living room with front facing window, arched recess, and store cupboard
- Fitted kitchen with a range of base and wall units, cooker, extractor, and remaining white goods
- Main bedroom with window to the rear, and built-in full width mirrored wardrobes
- Bedroom two with rear facing window
- Shower/wet room with electric shower, sink with vanity unit and wc
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear, providing a lovely space for outside entertaining and relaxation
- Off street parking for several cars
- Detached garage with light and power





Bonnyrigg

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 placed 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

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, extractor, and remaining free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.



Get in touch

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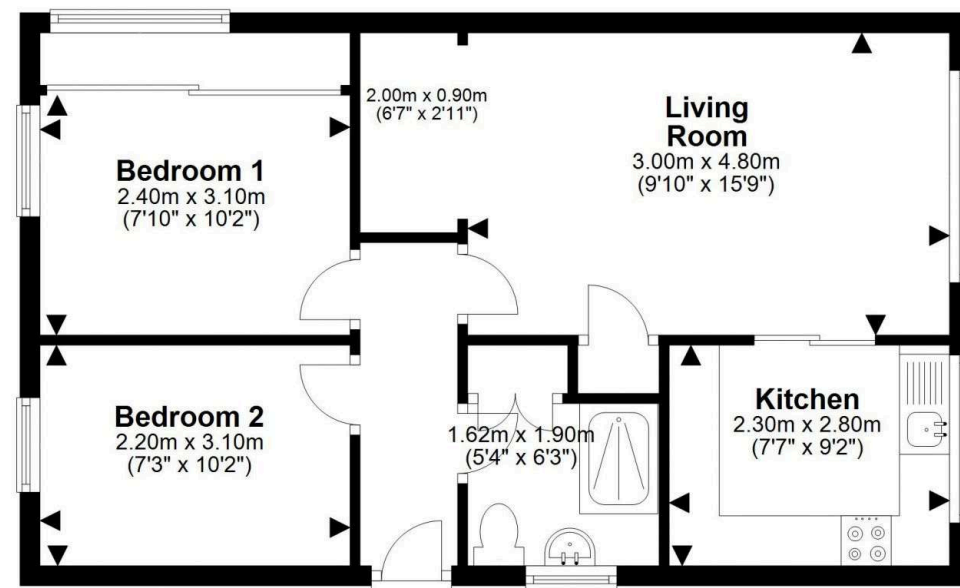
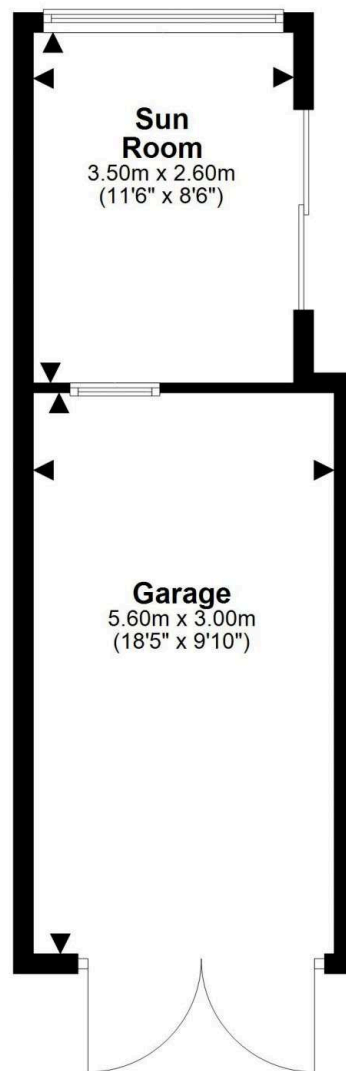
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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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.

