



75 BROOMIEKNOWE GARDENS

Bonnyrigg, Midlothian, EH19 2JD



1

Public Room



3

Bedrooms



1

Bathroom



75 BROOMIEKNOWE GARDENS

Introducing a bright and welcoming three-bedroom semi-detached house which offers spacious accommodation. Well-presented throughout, this southeast-facing home boasts an elegant living and dining area, as well as a monochrome-inspired kitchen. It further benefits from ample private parking and a beautiful rear garden, which has been carefully landscaped with a neat patio and artificial lawn bordered by colourful planting. The property will be popular with families, commuting professionals, downsizers, and first-time buyers alike.

Located in Bonnyrigg, the home enjoys close proximity to Broomieknowe Golf Club and the leafy village of Lasswade. It is within easy reach of local schools, as well as amenities and a few supermarkets. There is also a choice of bars and eateries close by for added convenience. Furthermore, bus links are a brief stroll away and there is a nearby train station in neighbouring Eskbank, ensuring excellent transport links to Edinburgh city centre.







EPC
RATING



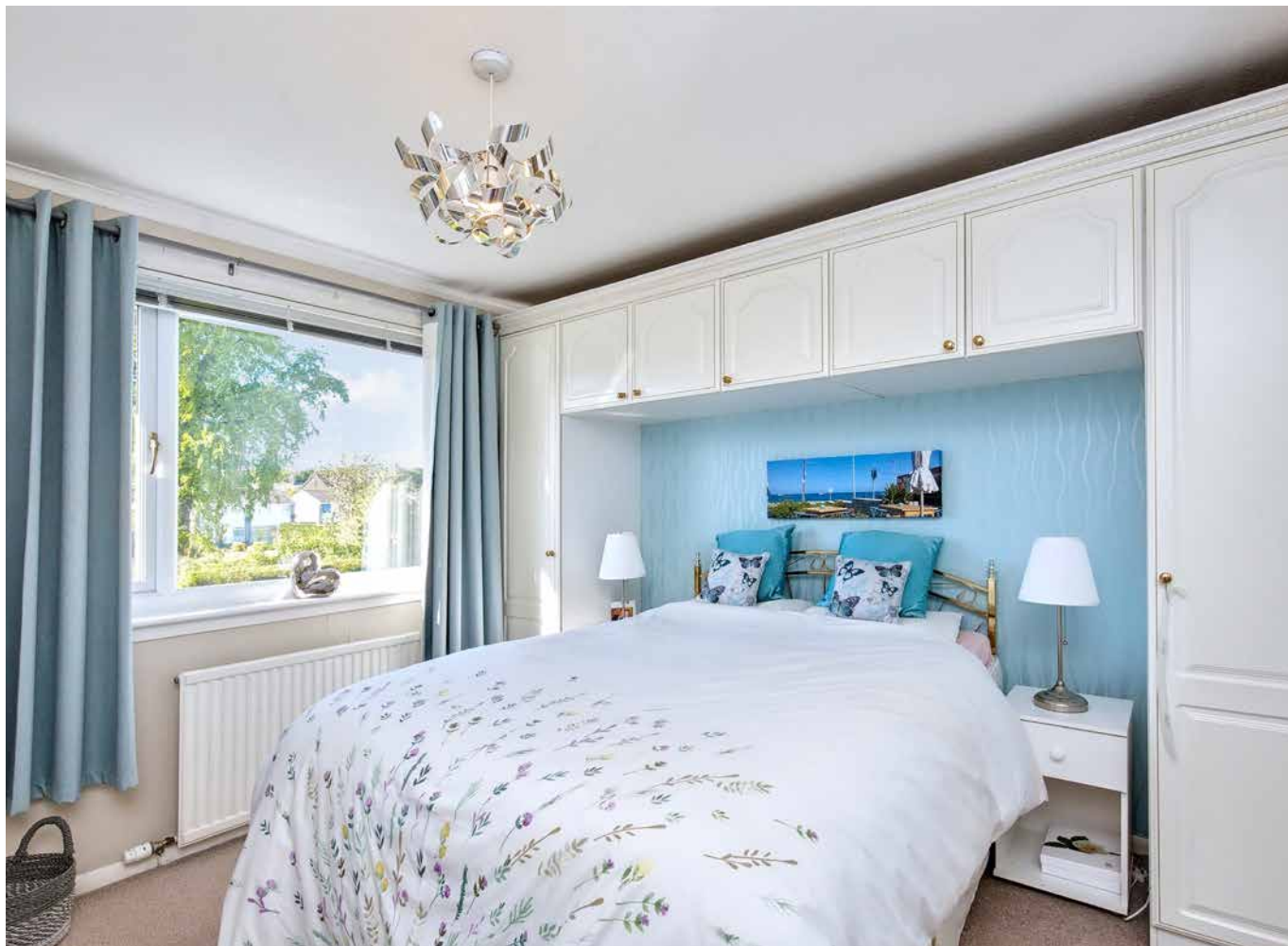
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious semi-detached house
- Situated in popular Bonnyrigg
- Light decoration throughout
- Naturally-lit entrance hall
- Spacious, dual-aspect living/dining room
- Galley-style kitchen with a serving hatch
- Two double bedrooms (one with wardrobes)
- Single bedroom with built-in wardrobe
- Bright three-piece shower room
- Low-maintenance front garden
- Fully-enclosed, landscaped rear garden
- Private driveway and attached garage





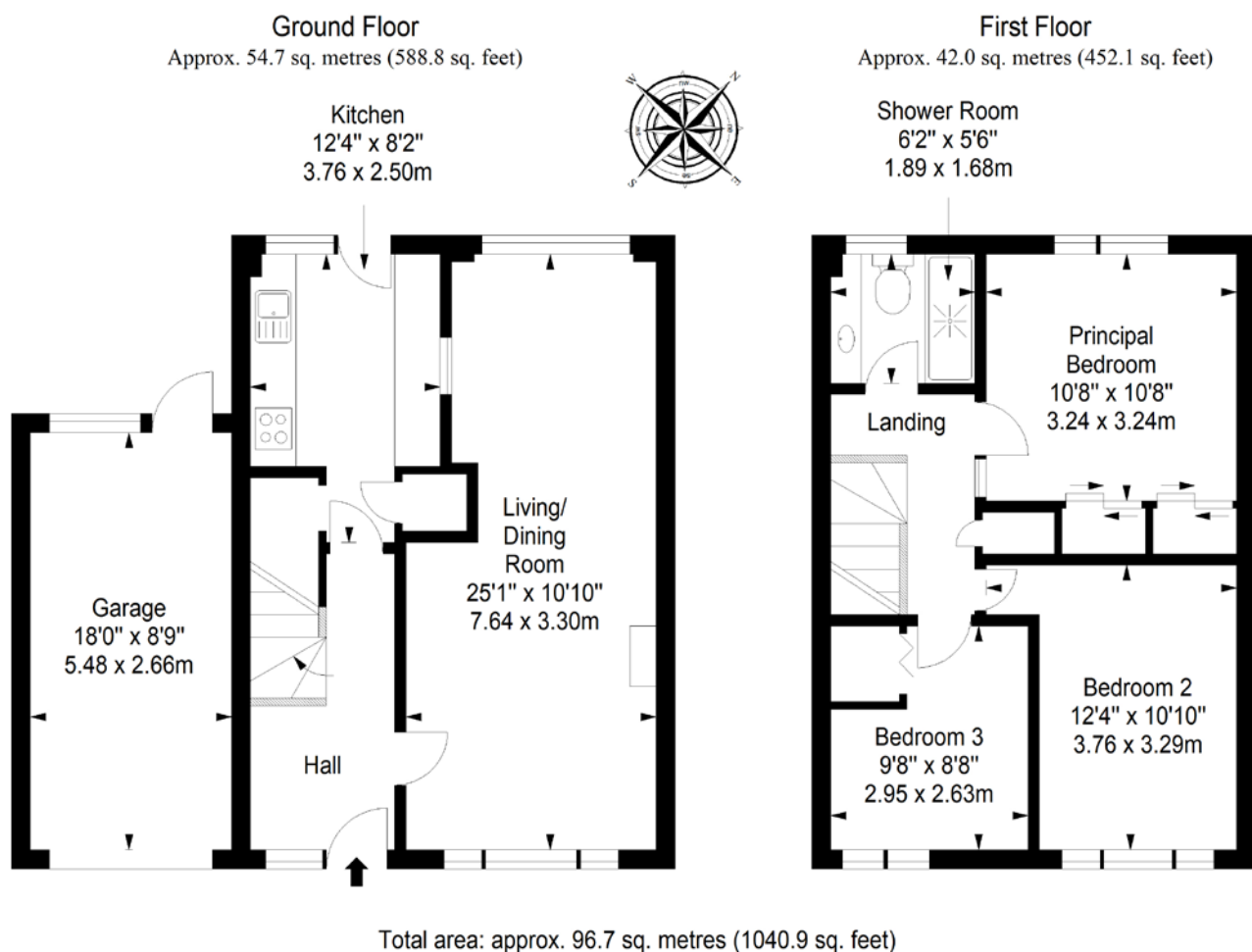


Extras: integrated oven and gas hob, small integrated dishwasher, all blinds, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BONNYRIGG

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.



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