



27B Skeltiemuir Avenue
BONNYRIGG, EH19 3PX

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"27B Skeltiemuir Avenue is a beautiful main door lower villa, set in a quiet residential cul-de-sac"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

27B Skeltiemuir Avenue is a beautiful main door lower villa, set in a quiet residential cul-de-sac in an established development in Bonnyrigg. Offering spacious accommodation and presented to the market in true move in condition, the accommodation comprises: entrance vestibule; bright and spacious living room; contemporary kitchen with ample floor and wall mounted high gloss storage units; double bedroom 1 with built in wardrobe space; double bedroom 2 with built in wardrobe space and a bathroom which completes the accommodation on offer. Further benefits include gas central heating, double glazing and ample visitor parking.

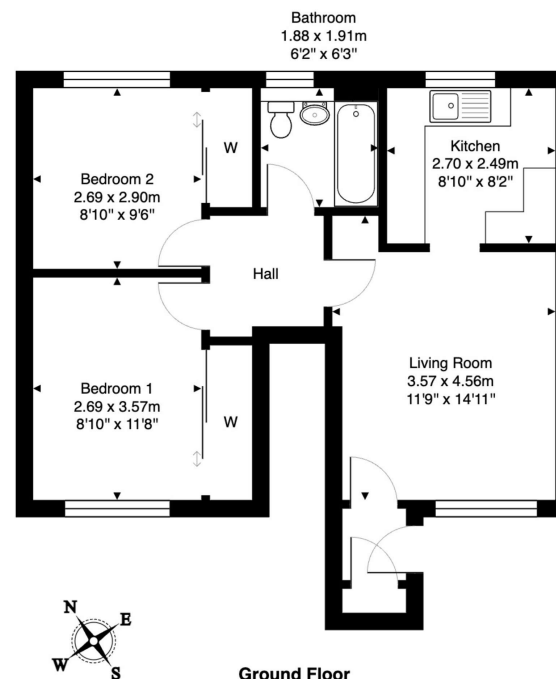
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 53.1 m² ... 571 ft²

All measurements are approximate and for display purposes only.

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