





## Welcome

Welcome to 24 Parsonspool, a rarely available three-bedroom, three public room, semi-detached home, set in a quiet much sought-after location. Occupying a prime position within the desirable Bonnyrigg area, this property offers an outstanding opportunity for first-time buyers, professional couples, and families alike. This spacious three-bedroom residence enjoys the convenience of nearby primary and secondary schooling, a variety of local shops, and excellent public transport links. The property benefits from well-proportioned accommodation arranged over two levels and is presented in clean condition but will now require some upgrading. Features include gas central heating, double glazing, attached garage, and private gardens to both the front and rear. The home's quiet cul de sac location, and flexible living space deliver exceptional value in today's competitive market. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Sought after residential location close to all amenities including schooling at all levels
- Prime, quiet cul de sac setting
- Superb family accommodation over two levels
- Entrance hallway with stairs to the upper level
- Spacious living room with front facing window and wall mount gas fire
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, gas cooker, and extractor
- Family room with patio doors to the rear, and garage access
- Upper hallway with window to the side, loft access, and store cupboard
- Bedroom one featuring a front facing window and built-in storage
- Bedroom two with rear facing window and built-in storage
- Bedroom three with front facing window and over stair storage
- Family shower room with shower cubicle, wc, sink, and large heated towel radiator
- Double glazing and gas central heating
- Private front and rear gardens
- Two car driveway for off street parking
- 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 shopping outlets & restaurants on hand, supported by a 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 in Eskbank, this property would make the ideal choice for commuters.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, extractor, and any remaining free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

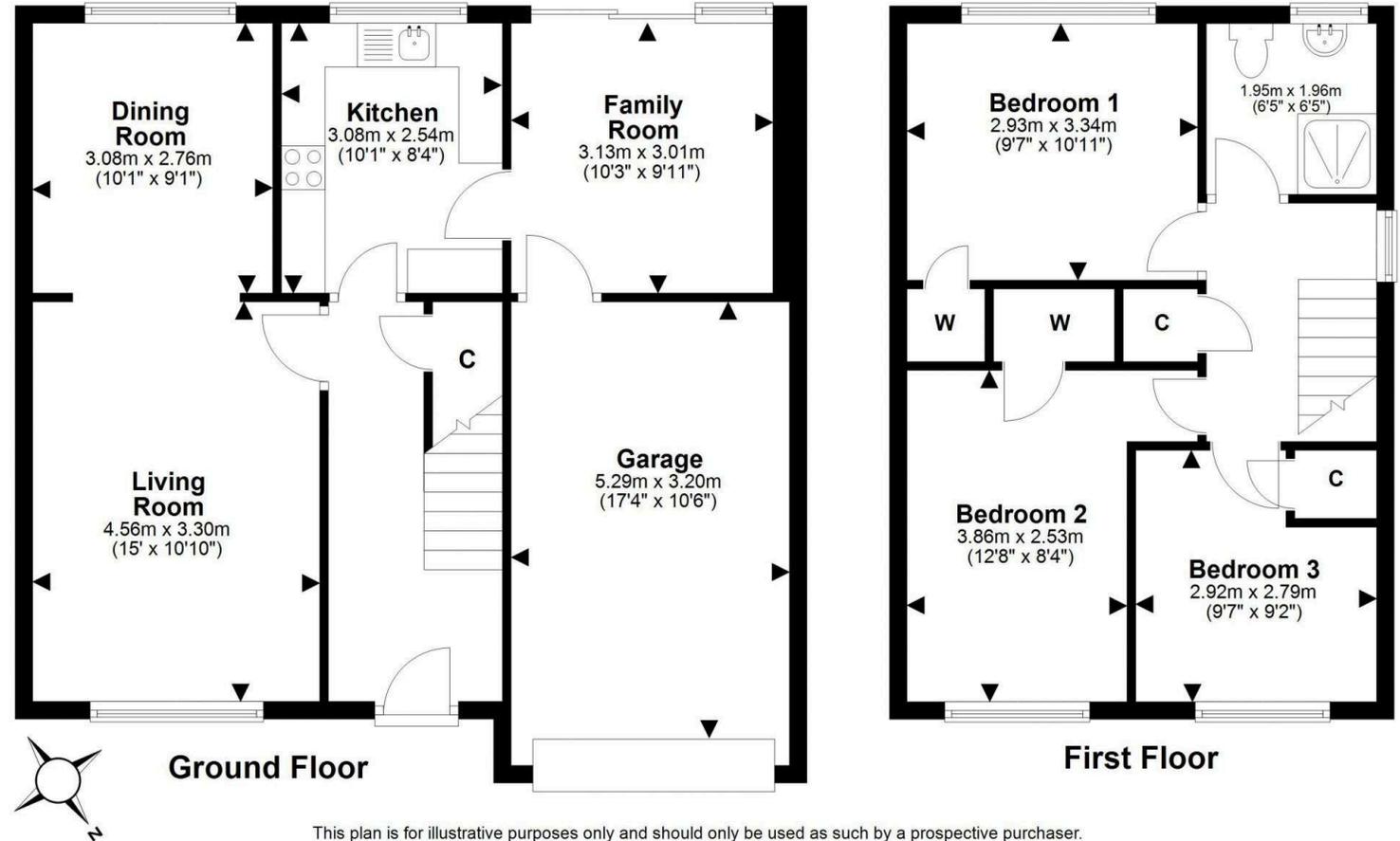
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.