

BONNYRIGG
13 SHERWOOD LOAN
EH19 3NF



EPC RATING: C

OFFERS OVER £210,000



BEAUTIFULLY PRESENTED THREE BED TERRACED HOUSE WITH GARDENS IN VIBRANT BONNYRIGG

Located in this ever-popular Midlothian town, this spacious property would make an ideal home for professionals, first time buyers or a young family. It is ready to move into with a large through living/dining room, good sized contemporary kitchen/breakfast room, three upstairs bedrooms, a modern bathroom and great gardens front & rear. Perfect for commuters, being a short drive, bus or train ride into Edinburgh, with easy access to local amenities, excellent local schooling, shops, supermarkets, parks & leisure facilities.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with access to a large understairs storage area
- Bright, large through living/dining room with lots of room for entertaining
- Good sized kitchen/breakfast room with excellent range of white high gloss fitted units & appliances, a handy breakfast bar and direct access to the rear garden
- Two double bedrooms
- One single bedroom with storage cupboard & wall mounted TV
- Modern bathroom with jacuzzi bath with shower over, sink & wc
- Gas central heating from condensing combi boiler located within the kitchen
- Upvc framed double glazed windows
- Pedestrianised area to front leading to paved front garden
- Enclosed rear garden with paved patio and artificial turfed areas
- Communal garden areas on the development and shared parking

AREA

Bonnyrigg is located around 8 miles South of Edinburgh and the property is well placed to take advantage of a good range of local shops, supermarkets & restaurants. More extensive shopping is available in Dalkeith, Straiton Retail Park & Fort Kinnaird. Close by are country walks and there is a sports complex and a leisure centre with a swimming pool. The property is in the catchment for Bonnyrigg & St Mary's RC Primary Schools and Lasswade & St David's RC High Schools, with Jewel & Esk College's Midlothian Campus in nearby 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 & villages. The City Bypass is also within easy reach and the Borders Rail Line station is only a few minutes' drive away

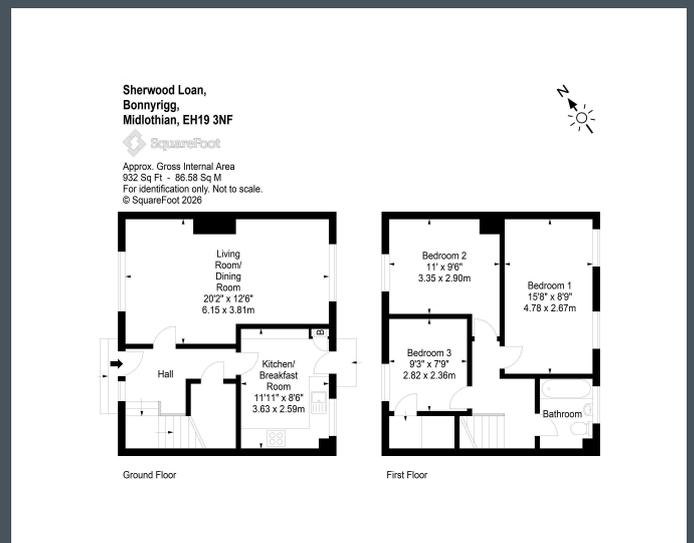
EXTRAS

The blinds/curtains, light fittings, gas hob, oven & cooker hood are included in the sale.

HOME REPORT VALUATION

£220,000

Living/dining room	20'2 x 12'6 (6.15 x 3.81m)
Kitchen/breakfast room	11'11 x 8'6 (3.63 x 2.59m)
Bedroom 1	15'8 x 8'9 (4.78 x 2.67m)
Bedroom 2	11' x 9'6 (3.35 x 2.90m)
Bedroom 3	9'3 x 7'9 (2.82 x 2.36m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

