

McDougall McQueen are delighted to present to the market this beautifully presented and spacious three-bedroom terraced townhouse house, situated in a much sought-after residential area in the lovely Midlothian town of Bonnyrigg. This property is presented to the market in walk-in condition providing ideal family accommodation. There are garden grounds to the front and rear which are ideal for outside entertaining, resident and visitor parking. The property is only a short walk from both primary and secondary schooling and Bonnyrigg town centre is also within easy walking distance and provides a host of local shopping, banks, restaurants and pubs. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters. An early viewing is recommended to avoid disappointment.

- Superb sought-after modern residential estate
- Excellent location within walking distance of all amenities including schooling
- Entrance hallway with under stair storage
- Ground floor shower room with shower base, wc and sink
- Dining room/bedroom four with window to the front
- Fully fitted modern kitchen with gas hob, oven, extractor, integrated fridge freezer, breakfast bar and a range of base and wall units
- Utility room with a range of units and access to the rear garden
- First floor landing with window to the front
- Spacious lounge with window to the rear
- Bedroom three with window to the front
- Second floor landing
- Lovely family bathroom with three-piece white suite with vanity unit
- Master bedroom with window to the rear
- En-suite shower room
- Bedroom two with window to the front
- Double glazing
- Gas central heating
- Small front garden and rear garden with decked area which is ideal for outside entertaining
- Resident and visitor parking

Note: We are advised that factor fees are payable to main contractor at approximately £100 per quarter and to Scottish Woodlands Trust at £120 per annum.



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. 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.

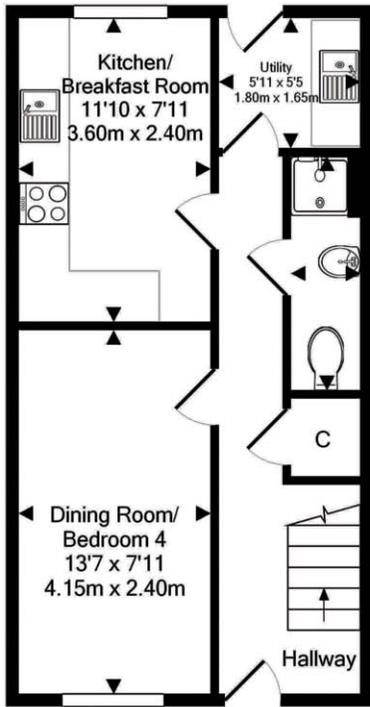
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and the garden shed. Other items may be available by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

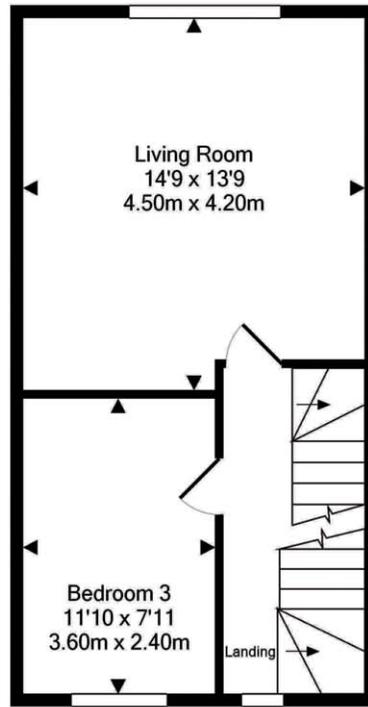
Price & Viewing

For price and viewing information or further details on this property please contact agent.

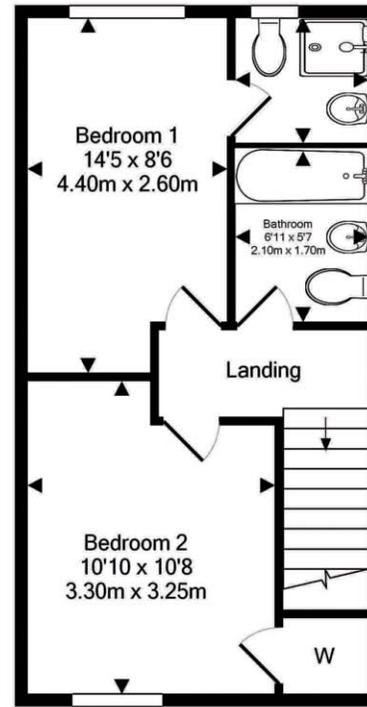
EPC Band - C



Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

