



2 BROOMIEKNOWE

Bonnyrigg, Midlothian, EH19 2JA



1

Public Room



2

Bedrooms



1

Bathroom



2 BROOMIEKNOWE

Offering an immaculate home in Bonnyrigg, with attractive, modern fixtures and fittings and neutral décor throughout, this semi-detached bungalow enjoys a spacious reception room, a kitchen, two bedrooms, and a shower room, with all the ease and convenience of single-storey living. Externally, the home is accompanied by front and rear gardens, a garage, and a driveway.

Bonnyrigg and its surrounding towns and villages are home to excellent amenities, such as shops (including major supermarkets and independent retailers), schooling ranging from nursery to college levels, sports, fitness, and recreation facilities and groups, transport links connecting across the county and further afield, and green space.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Semi-detached bungalow in Bonnyrigg
- Beautifully presented, modern interiors
- Entrance hall with storage
- Good-sized living/dining room with wall-set fire and garden access
- Contemporary, fully integrated kitchen with separate utility cupboard
- Two double bedrooms with built-in wardrobes
- Attractively tiled, modern shower room
- Low-maintenance front garden
- East-facing rear garden
- Detached single garage and private driveway



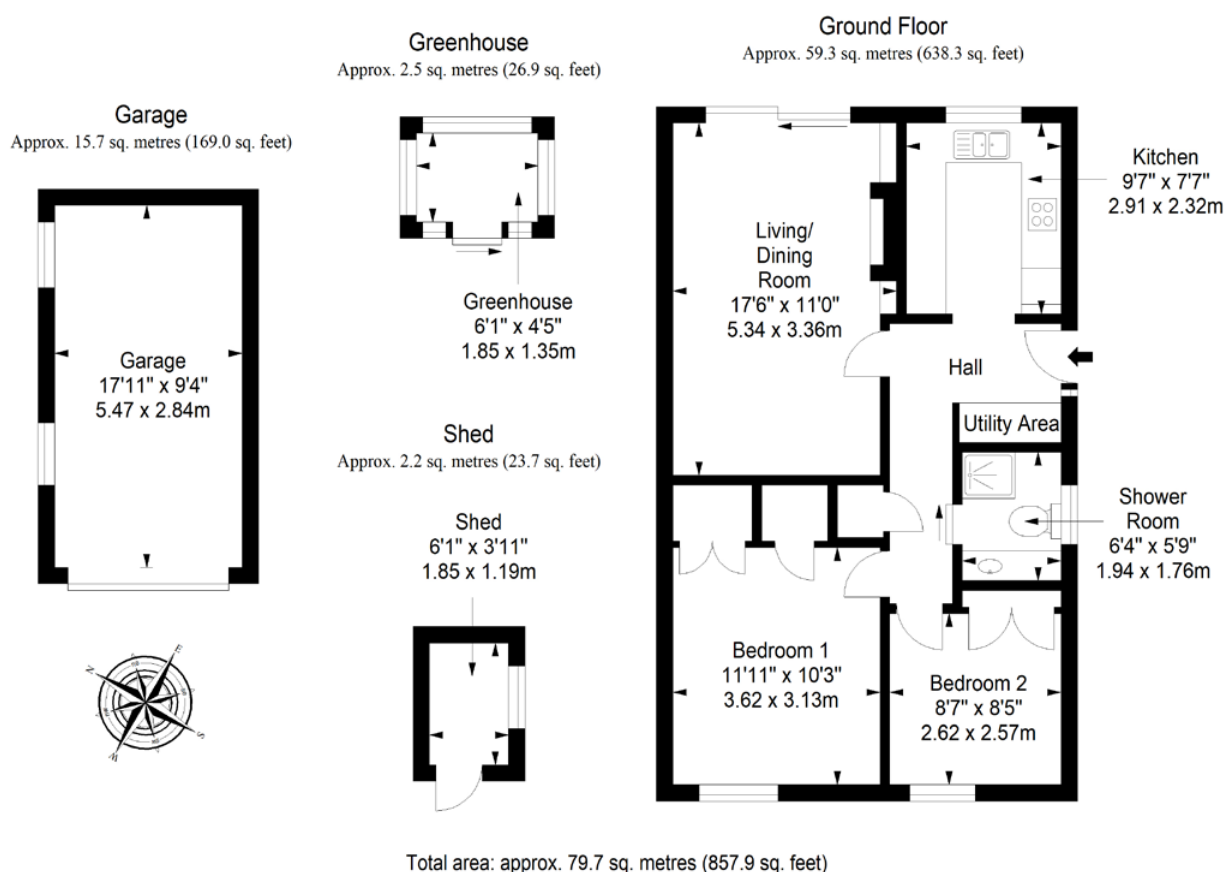


Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor fan, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



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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