



Deans Properties

Deans Solicitors and Estate Agents LLP



**24 SKELTIEMUIR AVENUE
BONNYRIGG, EH19 3PX**



END TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- Three Bedrooms
- Bathroom
- WC Compartment
- Garden Room
- Front and Rear Gardens
- Double Glazing & GCH
- EPC Rating – C



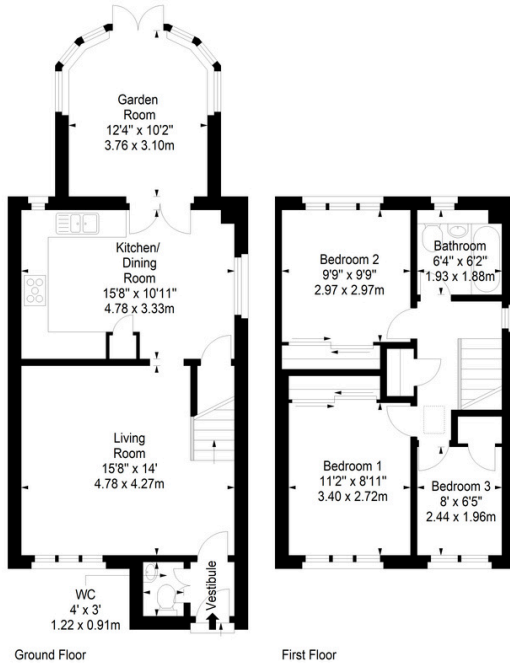
This immaculately presented end terraced villa is located in the popular town of Bonnyrigg, Midlothian. The area offers excellent schooling, a wide range of local amenities and recreational facilities. The property is conveniently located for an easy commute to Edinburgh and beyond with regular public transport links and the City Bypass close by. In move in condition, the accommodation comprises; entrance vestibule, WC compartment, bright and airy living room, modern kitchen/dining room with French doors leading to the garden room offering additional living space. Upstairs lies three bedrooms, two of which benefit from built in wardrobes and stylish bathroom with contemporary white 3-piece suite. The property boasts a private garden to the front and neatly maintained garden to the rear with decked area. Features include double glazed windows, gas central heating and allocated parking space. Items included in the sale are fitted carpets & floor coverings, cooker, fridge-freezer, washing machine, dishwasher and light shades. The appliances included are sold as seen with no warranty provided.



Skeltiemuir Avenue,
Bonnyrigg,
Midlothian, EH19 3PX



Approx. Gross Internal Area
967 Sq Ft - 89.83 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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