



13 Lothian Street
Bonnyrigg, EH19 3AE

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Utility/Pantry Cupboard
- Three Double Bedrooms (One En-Suite)
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



This immaculately presented end terraced house is located in the popular Midlothian town of Bonnyrigg, close to a variety of convenient amenities and public transport links. The accommodation lies over three floors and comprises; generous living room with attractive fireplace, modern kitchen/dining room with patio doors to the rear garden, utility/pantry cupboard, three well-proportioned double bedrooms with built-in wardrobes, one en-suite shower room and bathroom. There is a neatly landscaped, south-east facing garden to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.

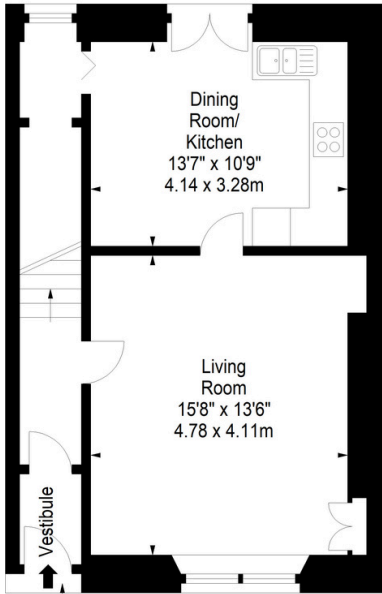




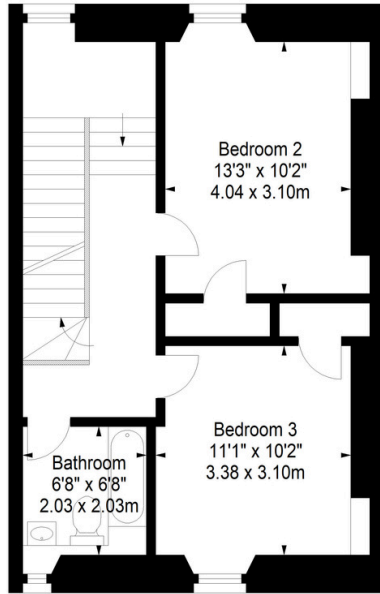
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Bonnyrigg,
Midlothian, EH19 3AE



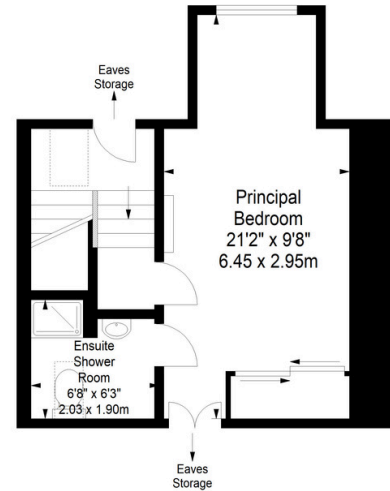
Approx. Gross Internal Area
1261 Sq Ft - 117.15 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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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