





## DESCRIPTION

This charming 4 bedroom townhouse is a true gem, nestled in a serene and sought-after area. Boasting a prime location and impeccable condition, this home offers the perfect blend of comfort and style. Early viewing is highly recommended!

the property comprises of:

- Welcoming hallway
- Family room / Bedroom 4
- Ground floor WC
- Utility Room
- Integrated garage
- Modern open plan kitchen/diner with integrated appliances
- Bright and spacious lounge with door to balcony
- Primary bedroom with en-suite and fitted wardrobes
- Second bedroom with fitted wardrobes
- Bedroom 3 with fitted wardrobes
- Family bathroom
- Private rear garden with decked patio
- Driveway to garage

Viewing by appointment with Gibson Estate Agents 0131 297 3177



## LOCATION

Bonnyrigg has a good range of shopping outlets on hand whilst further shopping is available in nearby Dalkeith. Commuting to Edinburgh city locations and surrounding areas is made easy with an efficient public transport network and the re-introduction of the nearby Borders Railway link. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in Dalkeith. Bonnyrigg Sports Complex offers various sporting activities and a leisure centre with swimming pool. For the less energetic there are lovely country walks in the vicinity.

