





# DESCRIPTION

Nestled in the heart of Bonnyrigg, this stunning stone-built three bedroom bungalow exudes charm and elegance. The property boasts a beautifully landscaped rear garden, perfect for outdoor entertaining or peaceful relaxation. The inviting conservatory offers a seamless indoor-outdoor connection, filling the home with natural light and providing a cozy space to unwind year round. Inside, spacious and tastefully decorated rooms ensure comfort and style. With its blend of traditional character and modern convenience, this home is a true gem that promises a delightful living experience in a sought after location.

- The Property Comprises Of:
- Welcoming hallway
  - Double Bedroom
  - Second double bedroom with private shower
  - Bedroom 3/ office
  - Stylish family bathroom
  - Cozy lounge with feature log burner
  - Conservatory - lounge/diner
  - Fully fitted kitchen
  - Beautiful landscaped rear garden
  - Garden cabin currently used as a gym
  - Driveway to front

Internal Viewing highly recommended!  
Call Gibson Estate Agents now



## Location

Bonnyrigg is a thriving Midlothian town offering the perfect balance of modern convenience and a welcoming community feel. Located only 8 miles from Edinburgh city centre, it benefits from excellent transport links, with regular bus services and nearby rail connections at Eskbank station, making commuting quick and straightforward. The town boasts a wide range of amenities, including supermarkets, independent shops, cafés, and restaurants, as well as highly regarded primary and secondary schools. Outdoor enthusiasts can enjoy nearby parks, scenic walking routes, and golf courses, while Dalkeith Country Park and the Pentland Hills are just a short drive away.

