

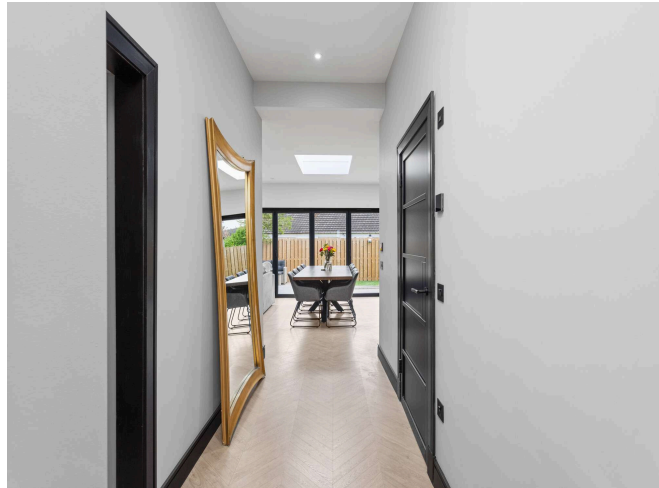


19 Douglas Crescent
Bonnyrigg, EH19 2DG

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"Douglas Crescent is a beautifully renovated and stylish three-bedroom semi-detached bungalow, thoughtfully extended and finished to an exceptional standard by the current owners"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING / KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE ENCLOSED REAR GARDEN
- MONOBLOCK DRIVE-WAY
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES









LOCATION

Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

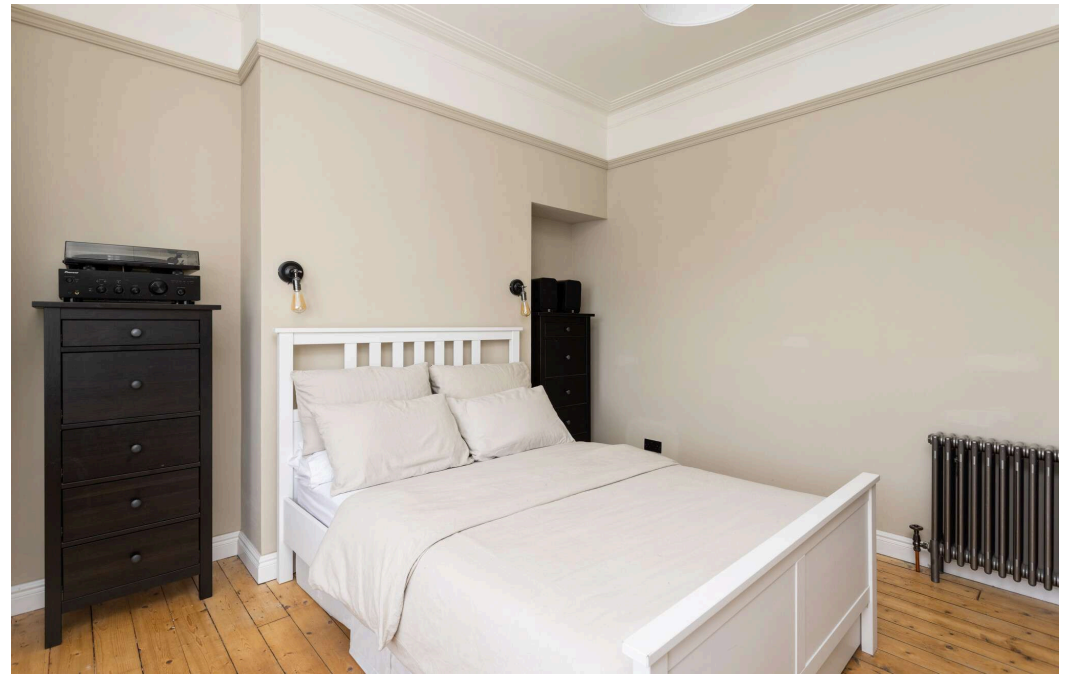
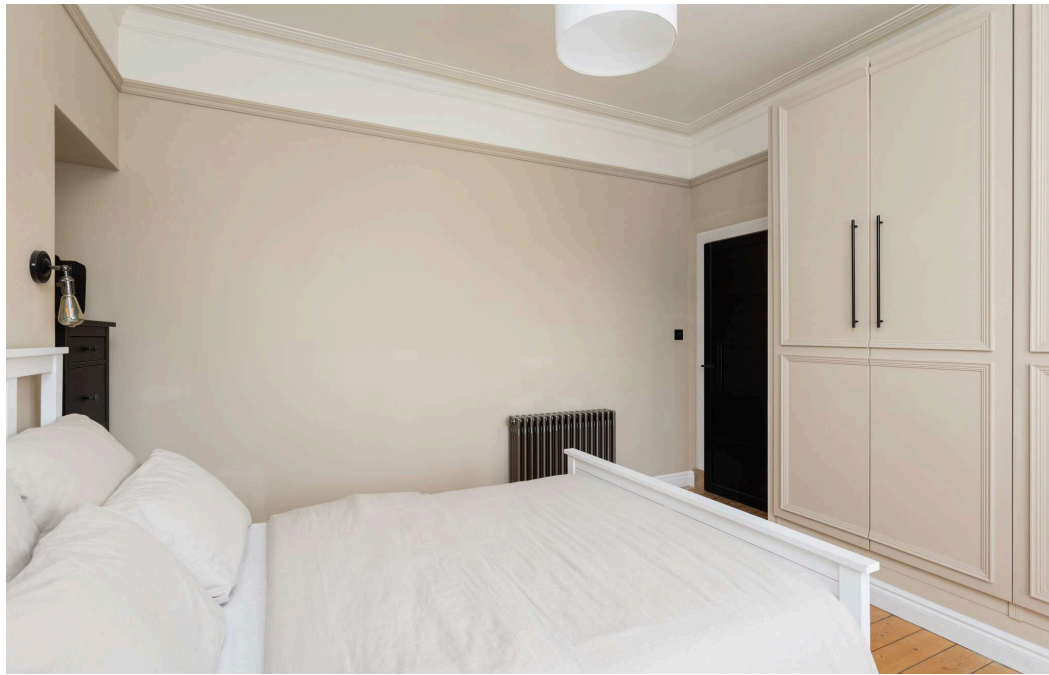
The energy efficiency rating for this property is band D.

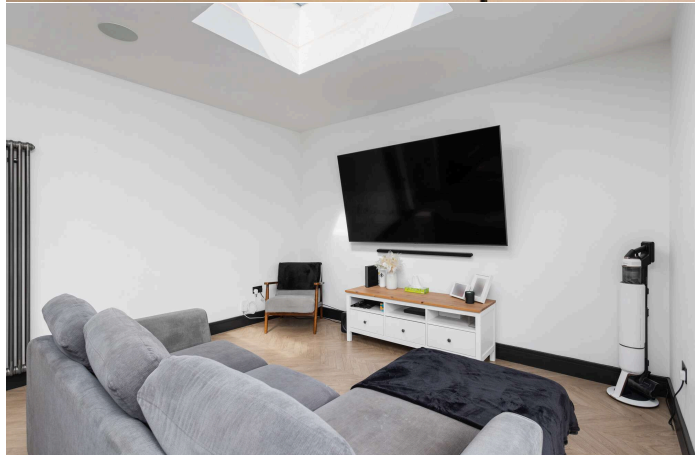


DESCRIPTION

Douglas Crescent is a beautifully renovated and stylish three-bedroom semi-detached bungalow, thoughtfully extended and finished to an exceptional standard by the current owners. Boasting high-quality fixtures and fittings throughout, this immaculate home is presented in true walk-in condition and early viewing is highly recommended. The accommodation comprises: a welcoming entrance hallway with chevron-style flooring; bright and generously proportioned open-plan kitchen/living/dining area, featuring bi-folding doors and three skylights that flood the space with natural light, with a thoughtfully designed kitchen boasting a central island, ideal for informal dining or morning breakfasts, with convenient access to a separate utility room; front-facing bedroom 1 benefitting from twin windows, original wooden flooring, built-in wardrobe and a charming focal fireplace; fully tiled en-suite shower room with a mains-fed waterfall shower; double bedroom 2 features a bay window with shutters and fitted wardrobe space; bedroom 3 is enhanced by a skylight and a contemporary family bathroom completes the accommodation, featuring a freestanding bath and a separate shower cubicle.

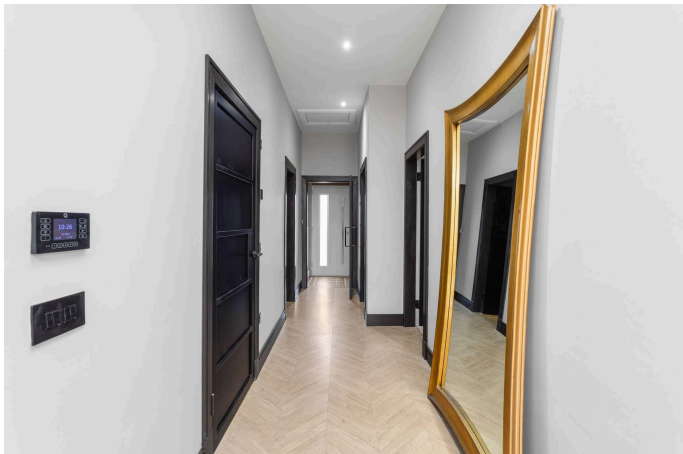
Externally, the property offers a monoblocked driveway with space for three vehicles and side access leading to a private and enclosed rear garden. The garden includes artificial grass and a raised composite patio, perfect for outdoor entertaining in the summer months. Additional features include gas central heating and double glazing.



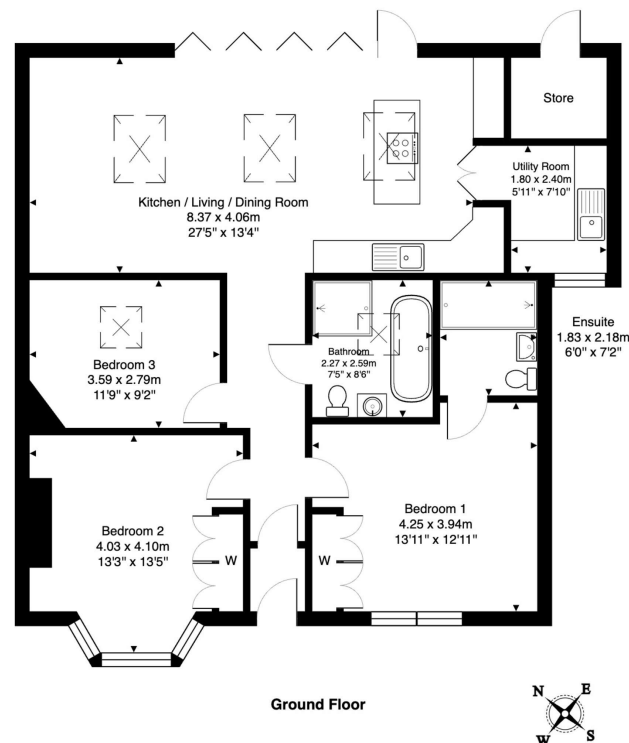


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 106.9 m² ... 1151 ft²

All measurements are approximate and for display purposes only.



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