










Solicitors & Estate Agents



91 High Street

Bonnyrigg | Midlothian | EH19 2ES

This impressive, rarely available traditional main door upper villa forms part of a detached building with sizeable private rear garden. Located in the heart of Bonnyrigg with fantastic amenities and convenient commuting links on hand, this property is ideal for first-time buyers, professionals or investors alike.

-  2 Bedrooms
-  1 Public room
-  1 Shower Room
-  Private rear garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, this delightful home has been extensively renovated to a high standard throughout including a new gas central heating system with combi boiler, rewired and replumbed, new kitchen and shower room, flooring, replastered and redecorated throughout with additional internal insulation. This is a must see to be fully appreciated.

An external stone staircase at the rear leads to the main entrance, which includes an external lock-up cupboard for added storage. Inside, the welcoming hallway leads to all rooms with hatch to attic. The open-plan living area boasts a dual aspect, featuring a reception area at the front with ample storage and carpeting. The modern, newly installed kitchen is equipped with a range of mounted wall and base units and integrated appliances, including a 5-ring gas hob, electric oven and hood and integrated fridge freezer and washer/dryer. There are two spacious double bedrooms with the larger of the two rooms located to the front with dual aspect providing excellent natural light. The contemporary shower room is fitted with a crisp white two-piece suite with built-in vanity unit and a large glass shower cubicle, fully tiled and housing an electric shower. Further benefits include the gas central heating system with combi boiler and double glazed window units.



Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in gas hob, electric oven, hood, integrated fridge freezer and washer/dryer.

Gardens and parking

To the rear is a private garden, mostly laid to lawn with a shed for further external storage, parking is available on street for residents and visitors.

Viewing

By appointment with Neilsons on 0131 625 2222.





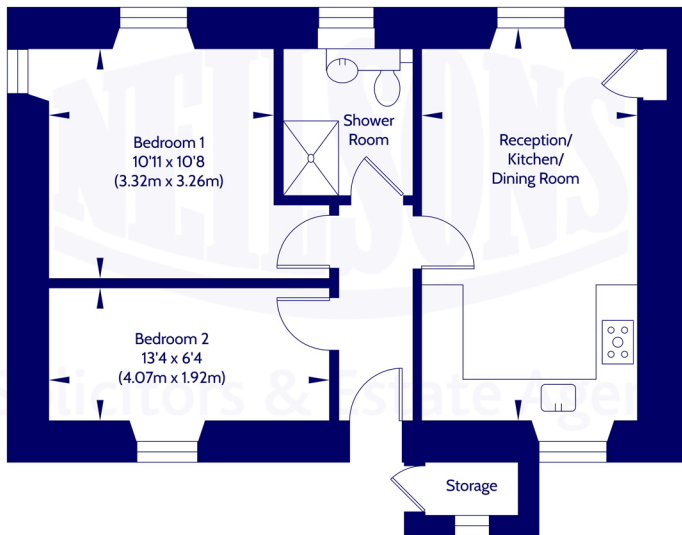
Location

The sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre and is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system. The property itself is in a prime spot in the hub of the town with excellent shops and services literally on the doorstep. Frequent public transport operate to and from the High Street, linking to neighbouring districts together with Edinburgh's City Centre. Eskbank and Newtongrange train stations are within easy reach providing further transport links to the Borders and Edinburgh. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills, Dalkeith Country Park and Springfield Mill all offer fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits include the Midlothian Snow Sports Centre at Hillend. Excellent schooling is also available in the area with all categories catered for from nursery to secondary level.



Approx. Gross Internal Floor Area 48.85 Sq M / 526 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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