










Solicitors & Estate Agents



25 Quarryfoot Gardens

Bonnyrigg | Midlothian | EH19 2DH

Generously proportioned two-bedroom semi-detached villa pleasantly positioned within the popular Midlothian town of Bonnyrigg. Close to superb local amenities, reputable schooling and convenient commuting links, the property is ideally suited to first-time buyers, young couples and buy-to-let investors.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway with an understairs meter cupboard leads into a generous dual-aspect lounge/diner, a superb space for everyday living and entertaining. The room is enhanced by an electric fireplace and sliding patio doors opening directly to the rear garden. The kitchen benefits from a dual-aspect layout and is fitted with freestanding white goods, alongside a cupboard housing the boiler, partial tiling, and mood-setting under-unit lighting. Upstairs, the landing provides access to a floored and lined attic with Velux window and Ramsay ladder – ideal for storage or as a versatile hobby space. The principal double bedroom enjoys a front aspect, an over-stairs cupboard, and an additional storage cupboard, while the second double bedroom sits to the rear and benefits from ample space to allow for freestanding furniture. Completing the accommodation is a well-appointed shower room with a corner enclosure, heated towel rail, and partial tiling.



The home further benefits from gas central heating and double glazing.

Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property boasts a beautifully kept rear garden with mature plants, shrubs, two sheds, and a slabbed patio – perfect for outdoor relaxation and dining. A private front garden adds further appeal, complimented by free on-street parking and an outdoor tap to the rear.

Viewing

By appointment through Neilsons 0131 625 2222.



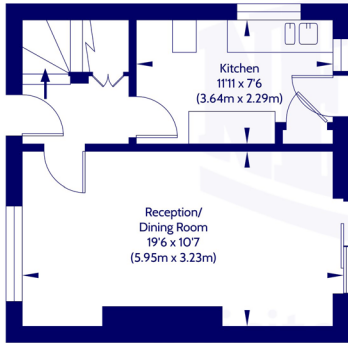


Location

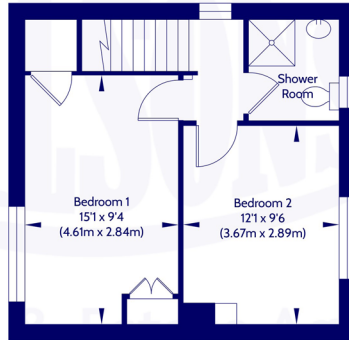
Quarryfoot Gardens forms part of a sought after residential district of Bonnyrigg which lies some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, with frequent public transport links available serving surrounding towns and villages together with the city centre. The area is well served by excellent local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. The nearby Broomieknowe Golf Course is just a short walk away with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.



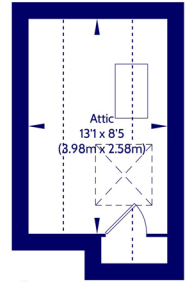
Approx. Gross Internal Floor Area 66 Sq M / 707 Sq Ft.



Ground Floor



1st Floor



Attic

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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