



Solicitors & Estate Agents



Offers Over

£270,000

55 Lothian Street

Bonnyrigg | Midlothian | EH19 3AF

An impressive traditional stone built terraced house over three levels, with lovely sunny south-facing rear garden. Offered to the market in move-in condition having been upgraded to an exceptional standard throughout, offering a perfect blend of charm, character and contemporary comfort.

-  3 Bedrooms
-  3 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

This deceptively spacious home enjoys a convenient position within the town, within walking distance of excellent provisions, reputable schooling and superb transport links. The welcoming accommodation, which has been beautifully finished and designed for modern living, comprises entrance hallway with carpeted staircase leading to the 1st floor landing. There is an elegant reception room centered around a feature fireplace incorporating the electric fire. The generous kitchen/dining room is located to the rear overlooking the garden and fitted with ample wall and base units with built-in Induction hob, electric oven and hood with integrated fridge freezer and washing machine included in the sale. There is a large understair cupboard providing excellent storage space. Located off the dining area is a pleasant sunroom with lovely setting over the sunny rear garden with door leading to the paved patio. A handy WC apartment is located off the sunroom, fitted with a two-piece suite. There is a good-sized principal bedroom located to the front of the 1st floor landing with feature press and large walk-in wardrobe. Double bedroom 3 is located to the rear together with the contemporary bathroom with white three piece suite, Rainfall shower and feature wood paneling. A further staircase leads to the double bedroom 2 with superb open views to the rear from the Dormer window. Fitted with built-in wardrobes and excellent eaves storage. A fantastic sized store room is adjacent to the bedroom providing excellent additional storage provisions. Further benefits include gas central heating with combi boiler and double glazed window units.



Extras

All the fitted floor coverings and light fittings will be included together with the built-in hob, oven and hood, integrated fridge freezer and washing machine.

Gardens and parking

There is a small area of private garden located to the front of the property and to the rear, is a generous south-facing garden enjoying a high degree of privacy with paved patio, area of lawn with an attractive array of mature plants and shrubs. The garden shed shall be included in the sale. A side gate provides shared access to Maryfield Place. Unrestricted on-street parking is available within Maryfield Place and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





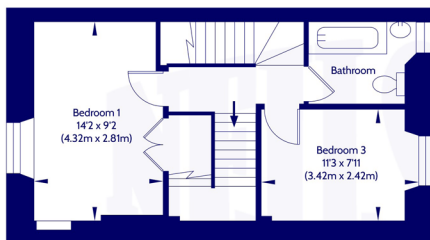
Location

Lothian Street forms part of the popular and sought after town of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The location is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.

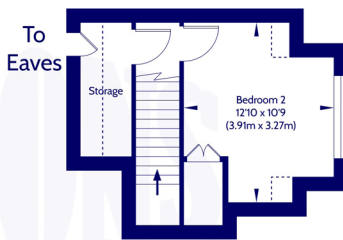




Approx. Gross Internal Floor Area 99 Sq M / 1067 Sq Ft.



1st Floor



2nd Floor



Ground 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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