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Offers Over

£220,000

22 Broomieknowe Park

Bonnyrigg | Midlothian | EH19 2JB

Impressively finished two-bedroom lower villa, quietly positioned within a sought-after pocket of Bonnyrigg. Close to excellent amenities and transport links, the property is sure to have wide appeal among a variety of purchasers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Lock-up garage
Shared parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming entry hallway provides handy storage provisions and leads into the bright and spacious lounge, enhanced by a feature wooden panel wall and a lovely large window that draws in natural light. The modern kitchen offers a range of integrated white goods, fresh white units, and space for a breakfast table, with direct access to a private chip-stone courtyard. Bedroom one is a large double with two integrated double wardrobes, while the generous second bedroom is a front-facing double with its own integrated double wardrobe. Both rooms offer space for freestanding furniture and flexible layouts. The stylish shower room – upgraded in January 2025 – has been fully panelled for easy maintenance and features a corner cubicle with rainfall shower and an LED mirrored cabinet.

Gas central heating and double glazing complete the home.



Gardens & Parking

Externally, the private gardens include a chip stone courtyard, wooden deck with BBQ area, and a wraparound lawn. For the car owner, there is a single lock-up garage nearby as well as shared off-street parking available for residents.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





Location

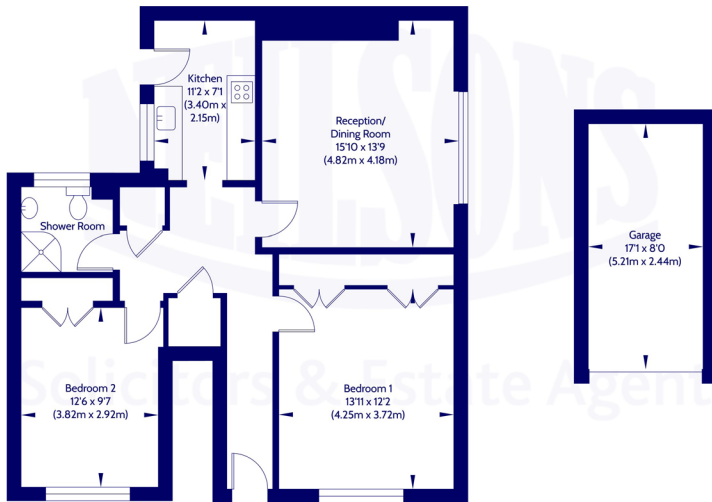
Broomieknowe Park is quietly situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available 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 with Kings 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 offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.





Approx. Gross Internal Floor Area 77 Sq M / 832 Sq Ft.

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.



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