



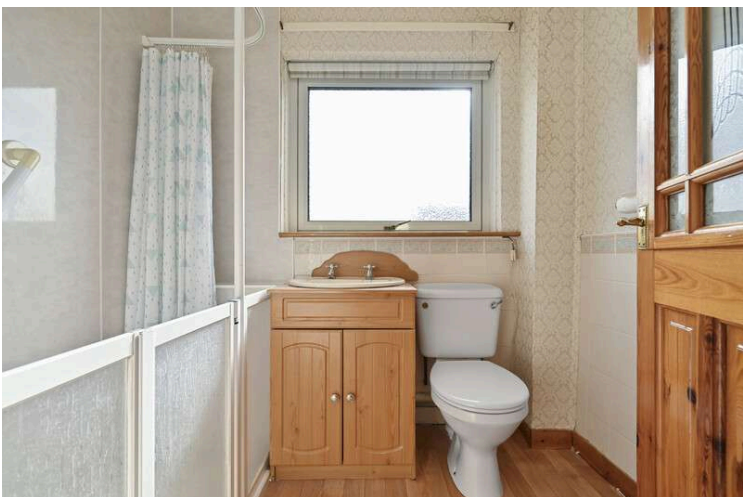
10 Sherwood Grove, Bonnyrigg, EH19 3NH

www.mcdougallmcqueen.co.uk



Welcome to 10 Sherwood Grove, a superb family home set in a child safe location, close to schooling. Brought to the market by McDougall McQueen this spacious three-bedroom terraced house offers excellent value for money in today's market. Occupying an enviable position within a stone's throw of Nursery, and Primary schooling, within walking distance of secondary schooling, local shopping, and public transport links, in the vibrant town of Bonnyrigg Midlothian. It is ideal for professional couples and those with growing families. The property is presented in good clean condition throughout and benefits from gas central heating, double glazing, and private garden grounds to the front, and rear, This lovely spacious family home with its superb location, is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment.

- Spacious family accommodation over two levels
- Entrance hallway with large walk-in under stair store cupboard
- Spacious living and dining room with windows to the front and rear, electric fire, and fire surround
- Fitted kitchen with a range of base and wall units, fridge & freezer
- Upper hallway with loft ladder access and store cupboard
- Bedroom with twin rear facing windows and store cupboard
- Bedroom with front facing window and built-in wardrobes
- Bedroom with built-in wardrobes and store cupboard
- Family shower room with walk-in shower, electric shower, wc, and sink with built-in vanity unit
- Double glazing and gas central heating
- Private front and rear gardens which are ideal for outside entertaining and relaxation



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well placed to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

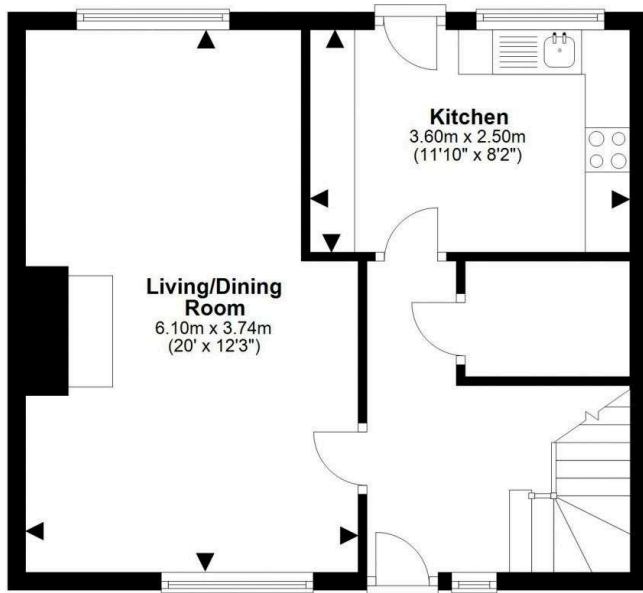
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, living room furniture, extractor, fridge, freezer and any other contents within the property, garden sheds including contents. All appliances, central heating system and systems of a working nature or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

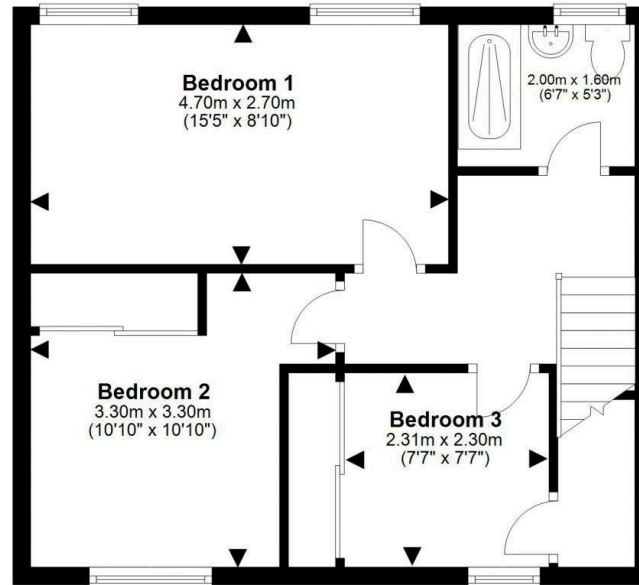
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

