



84 Seaforth Terrace, Bonnyrigg, EH19 2PF



## Welcome

Welcome to 84 Seaforth Terrace, another superb family home brought to the market by McDougall McQueen set in the bustling town of Bonnyrigg Midlothian. We are delighted to offer this three-bedroom terraced family home to market, suitable for a host of potential purchasers including first time buyers, professional couples, and those with families. The property ideally placed for a good range of amenities including schooling at nursery, primary and secondary levels (all within walking distance) with excellent road, bus, and rail links nearby. The property is presented in good clean condition throughout, and benefits from double glazing, and gas central heating, with private garden grounds to the front and rear, and ample on-street parking. This lovely property and its superb location will attract a lot of interest, so early viewing is advisable.

- Entrance hallway with storage and stairs to the upper level
- Spacious living room, front facing window, and a useful store cupboard
- Modern fitted dining kitchen with a range of base and wall units, gas hob, extractor, oven, integrated dishwasher, integrated fridge freezer, and washing machine
- Upper hallway with loft ladder access
- Main bedroom with front facing window and built-in mirrored wardrobes
- Bedroom two with window to the rear and built-in mirrored wardrobes
- Bedroom three front facing window and over stair store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath, wc, sink, and towel radiator
- Double glazing and gas central heating
- Private gardens to both the front and rear, outside water tap and power
- Ample on-street parking





## Bonnyrigg

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 positioned 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

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

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 0131 240 3818

Property Hub:

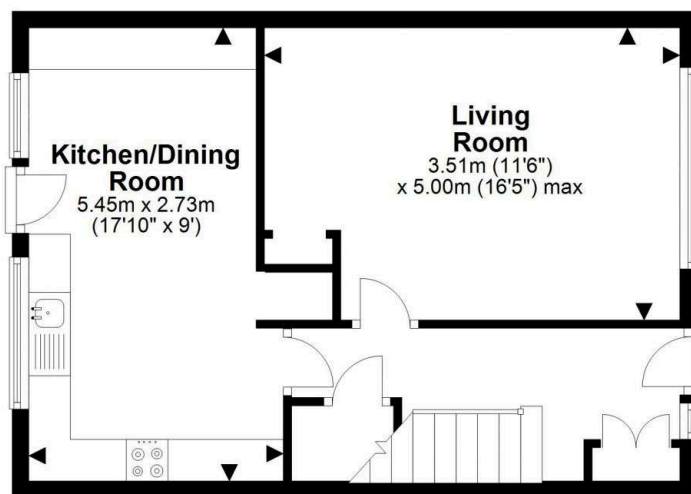
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

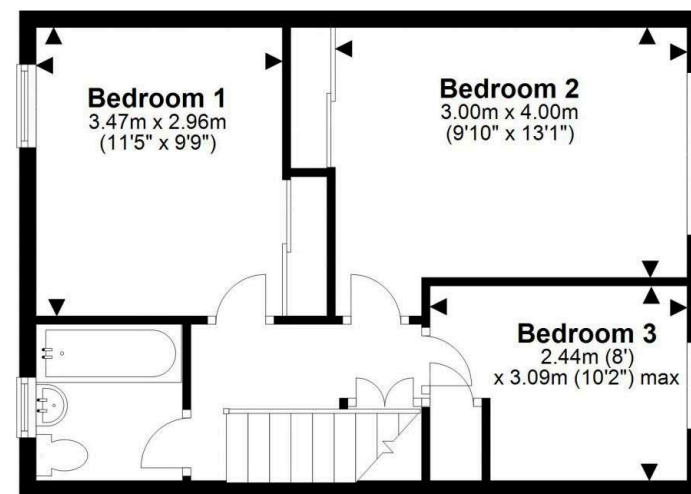
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.