





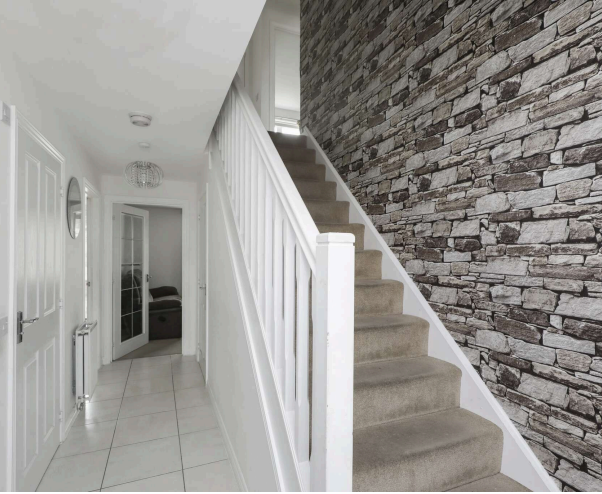
Welcome

Offered to the market is this modern detached family home set in the thriving and popular town of Bonnyrigg. Set over two levels the accommodation briefly comprises : on the lower level we have a welcoming entrance hall with WC and under-stair storage, situated at the rear is the lounge giving views to the rear garden and the kitchen/breakfasting room with double doors to the garden, integrated dishwasher, washing machine and fridge freezer, space for breakfasting table and chairs. There is a separate dining room to the front which would also make an ideal home office.

On the upper level is situated the master bedroom with en-suite shower room, 3 further double bedrooms and family bathroom. All rooms are of generous proportions and the property is decorated in neutral tones throughout.

Externally there is an integral garage with driveway and parking for 2 cars, to the rear of the property is a generous sized garden with lawn, paving and decked area surrounded by a fence giving a safe play area for children and pets. Further benefiting from gas central heating, double glazing and solar panels.





Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. 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 all window coverings.



Get in touch

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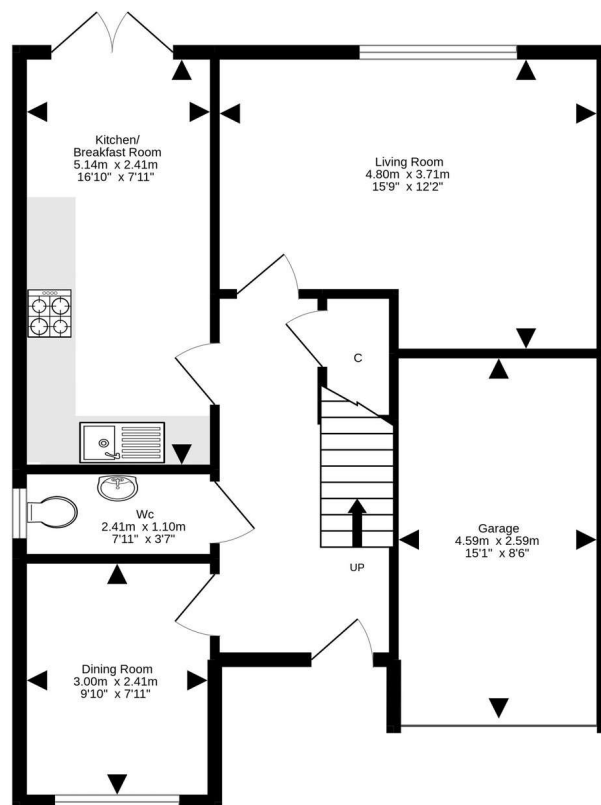
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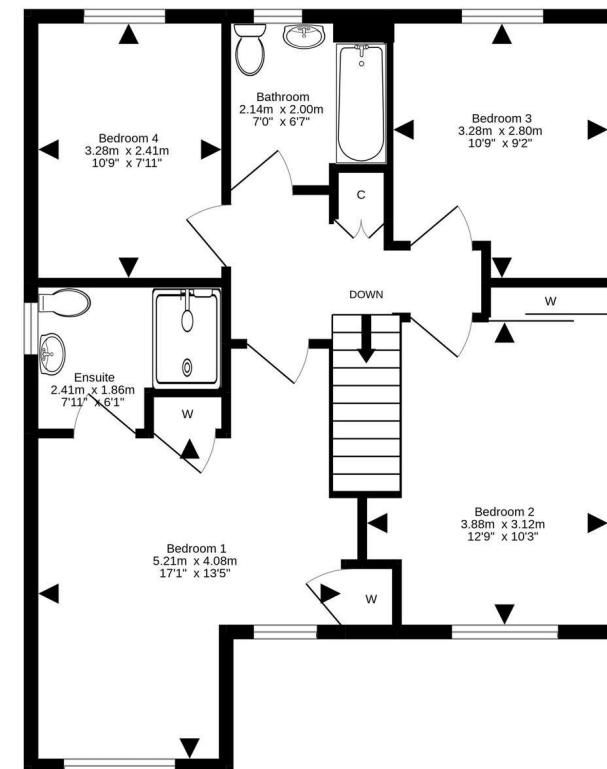


CHARTERED FIRM

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



1st Floor



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