



3 Pentland Road, Bonnyrigg, Midlothian, EH19 2LG

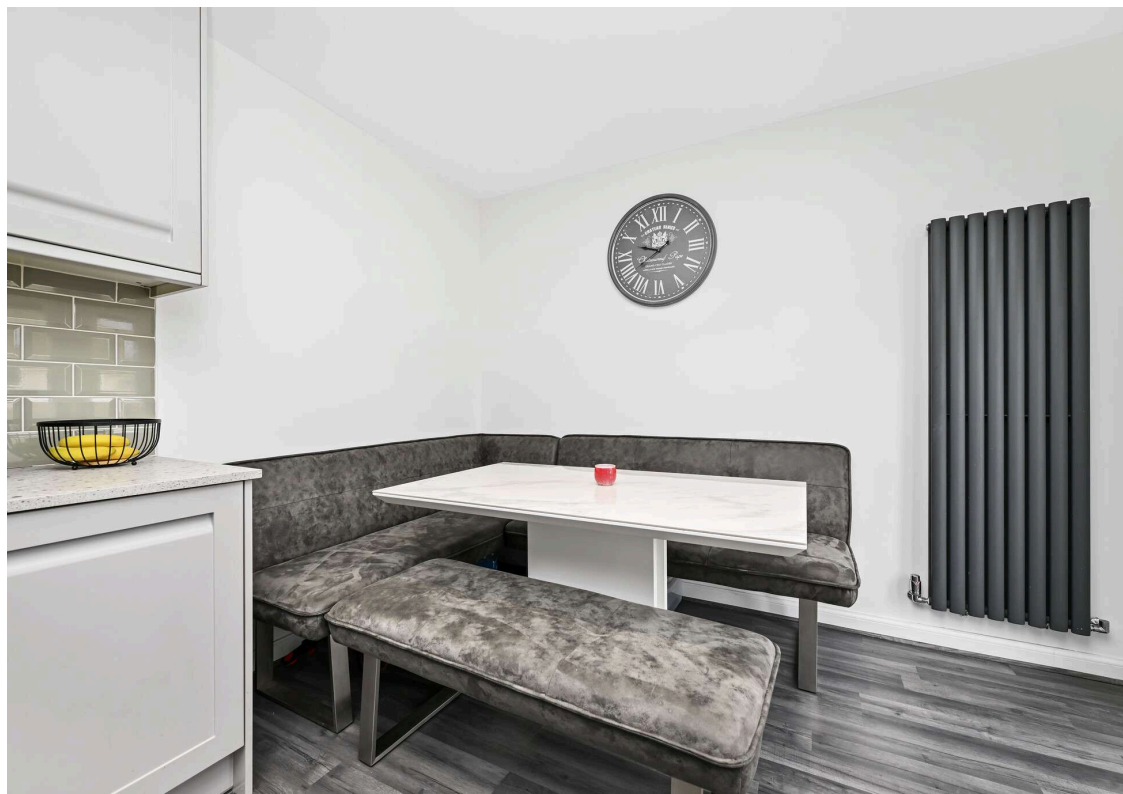


Welcome

Welcome to 3 Pentland Road, Bonnyrigg, a stunning rarely listed property in this wonderful location. Brought to the market by McDougall McQueen this property offers fully refurbished family accommodation over two floors. We are delighted to present this bright and spacious three-bedroom-terraced house, within an enviable position within a stone's throw of Nursery, Primary and Secondary schooling, and within walking distance of local shopping and public transport links, in the Poltonhall area of Bonnyrigg Midlothian. It is ideal for professional couples and those with growing families. The property is presented in superb condition throughout, beautifully remodelled and decorated by its current owners. There are private garden grounds to the front and rear, with a driveway providing off street parking for several cars at the front, whilst the rear gardens provide the perfect space for family time, relaxation, and socialising, with a large purpose-built bar and garden room. 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.

- Entrance hallway with store cupboard
- Bright and spacious living room with front facing window
- Superbly newly fitted dining kitchen with a range of base and wall units, induction hob, extractor, oven, integrated combi microwave oven, a host of other integrated appliances, dining space, French doors and rear facing window
- Upper hallway with glass balustrade and door providing loft room access
- Fixed ladder/stair access to fully floored and lined loft room with Velux windows to the rear, light, power, heating, and storage area
- Main bedroom with twin front facing windows
- Bedroom two with rear facing window and open store cupboard
- Bedroom three with front facing window and open store cupboard
- Family bathroom, fully tiled, double ended bath with mid mount taps, raindrop shower, and attachment over the bath, shower screen, sink with vanity unit, and wall mount wc
- Double glazing and gas central heating
- Driveway for several cars
- Garden grounds with custom built garden room and bar with light and power





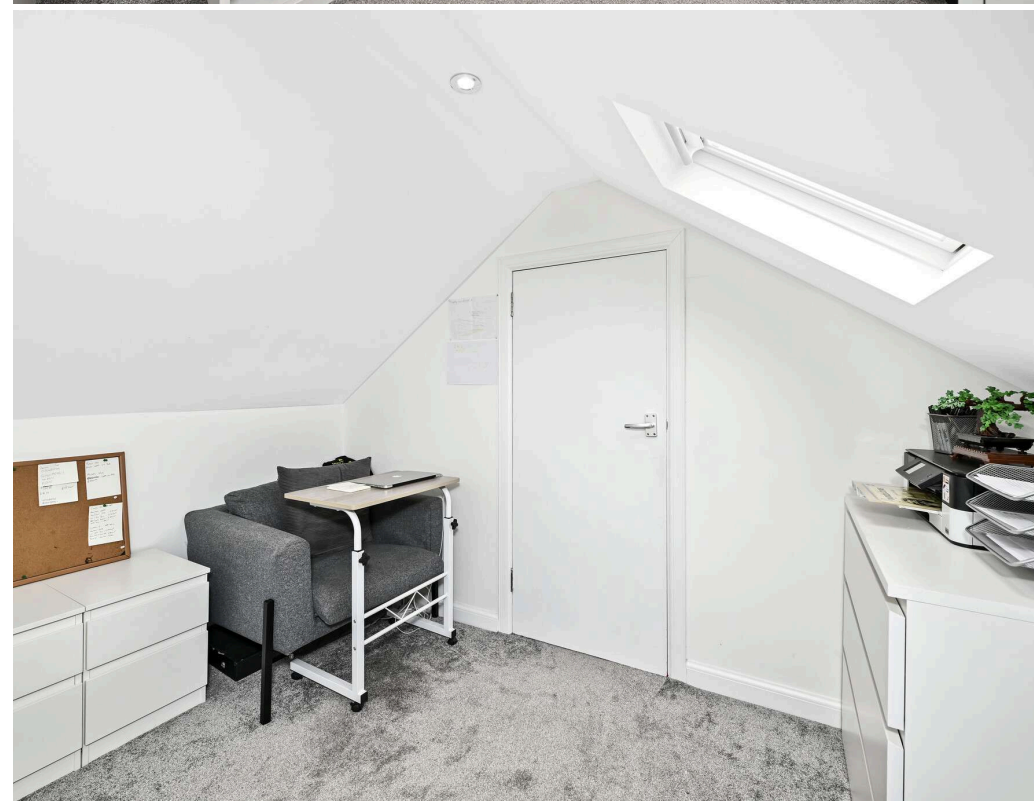


Bonnyrigg

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 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 Kinnauld 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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and are subject to offer.





Get in touch

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Property Hub:

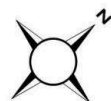
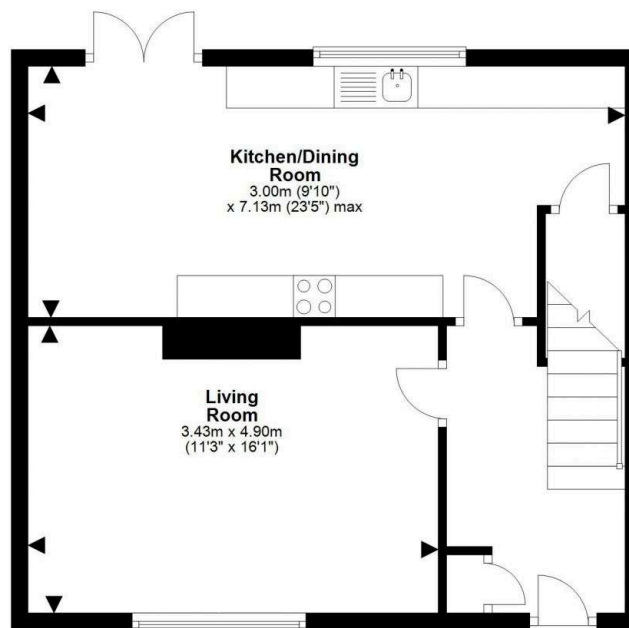
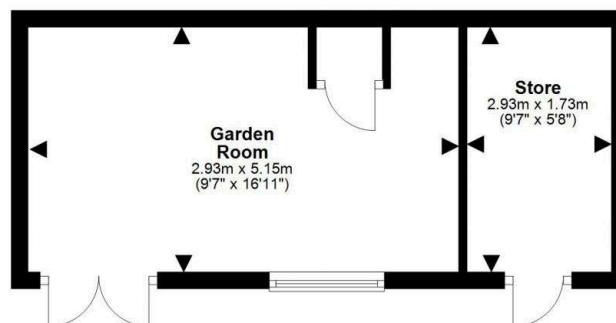
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

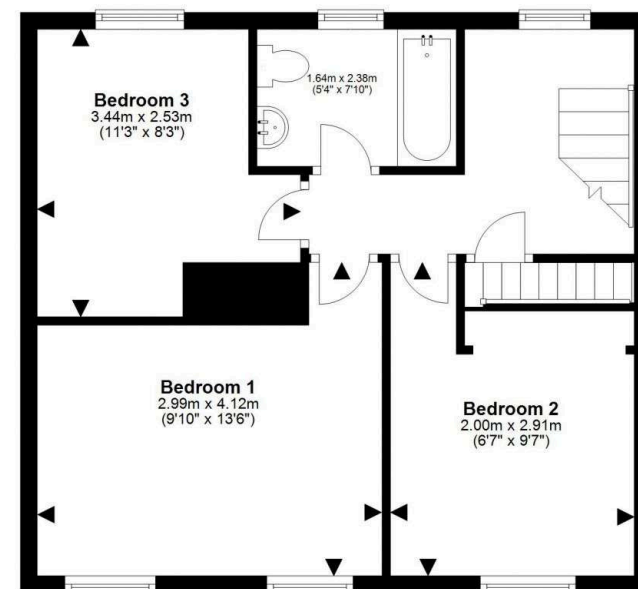
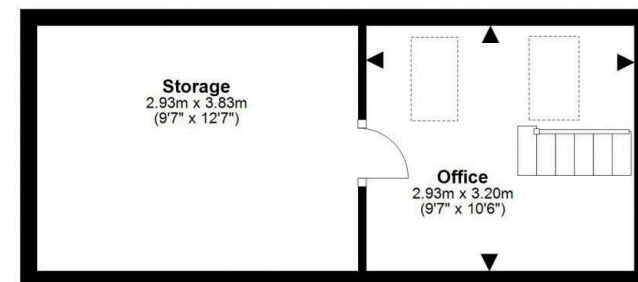
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.