





Welcome

Welcome to 30 Park Road, Bonnyrigg, a stunning rarely available traditional sandstone built property in an ideal central location. Brought to the market by McDougall McQueen this property offers refurbished family accommodation over two floors. We are delighted to present this bright and spacious three-bedroom-traditional semi-detached house, within a central yet quiet location within walking distance of Nursery, Primary, Secondary schooling, local shopping, and public transport links, in Bonnyrigg Midlothian. This wonderful traditional house is ideal for professional couples and those with growing families. The property is presented in walk-in condition throughout, beautifully remodelled and improved by its current owners. There are private gated gardens to the rear and front, with a driveway providing off street parking and access to an attached garage. This lovely spacious family home with its superb location, is sure to attract a lot of interest and would advise you to book your appointment to view without delay.

- Entrance vestibule with original tiled floor
- Hallway with small under stair store
- Bright living room with front facing bay window, living flame gas fire, fire surround, and traditional features
- Family room with twin rear facing windows, living flame gas fire and fire surround
- Superb quality newly fitted and remodelled dining kitchen with a range of base and wall units, induction hob, glass splashback, oven, integrated dishwasher, fridge, ample space for dining, larder cupboard, and garage access (utility area with Belfast sink)
- Upper hallway with loft access, airing cupboard and clothes pulley
- Main bedroom with twin front facing windows and open Edinburgh press
- Bedroom two with rear facing window, built-in wardrobes, and storage
- Bedroom three with front facing window and built-in storage
- Newly fitted family bathroom, with three-piece white suite, power shower over the bath, shower screen, wc and sink with combined vanity unit, and dual fuel towel radiator
- Double glazing and gas central heating with Hive controller
- Driveway and attached garage with light, power, and utility area with Belfast sink
- Private mature gated garden providing a relaxing area for outside entertaining, garden tap, power and shed.







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 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

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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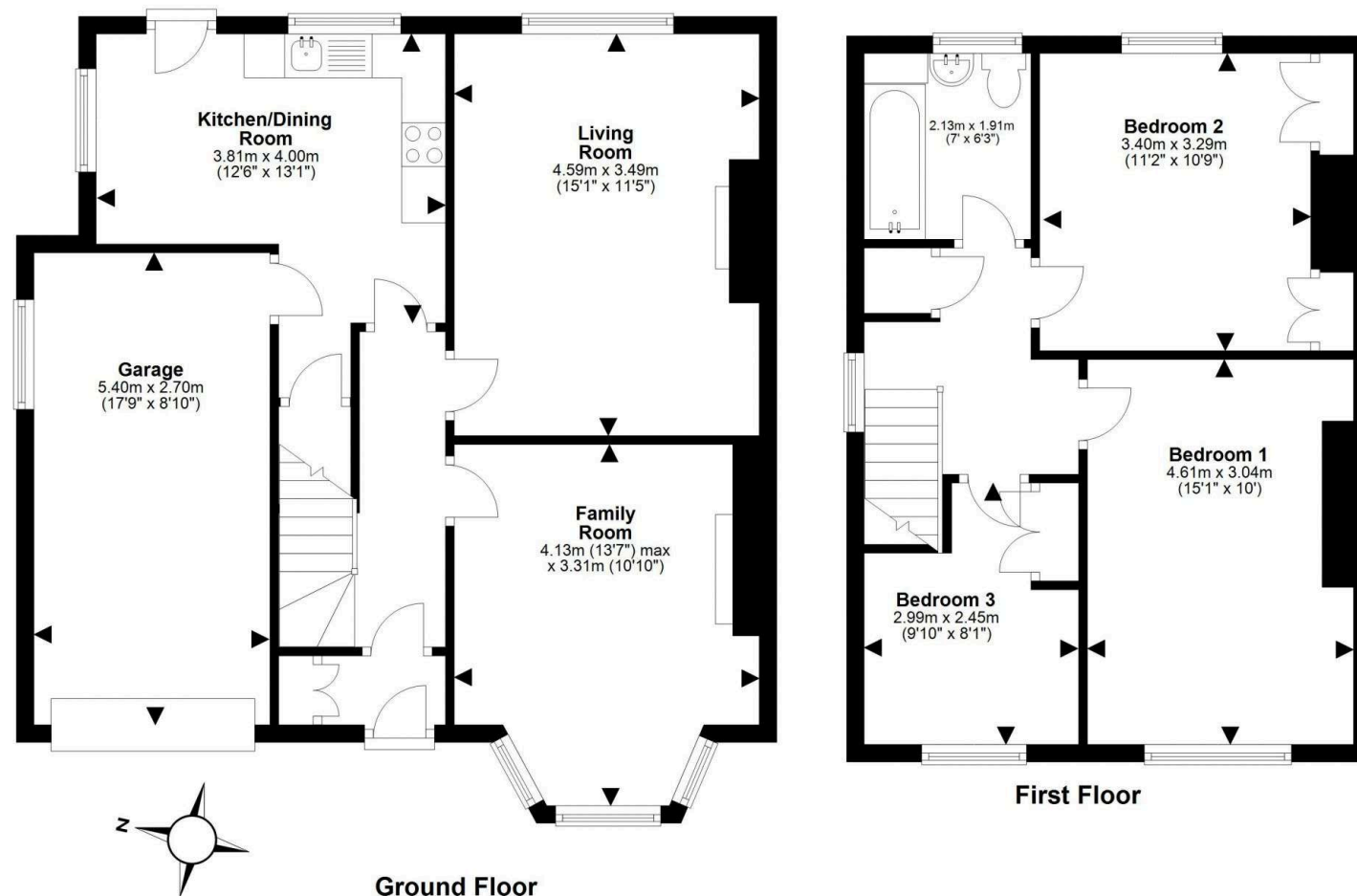
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CHARTERED FIRM

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.



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