







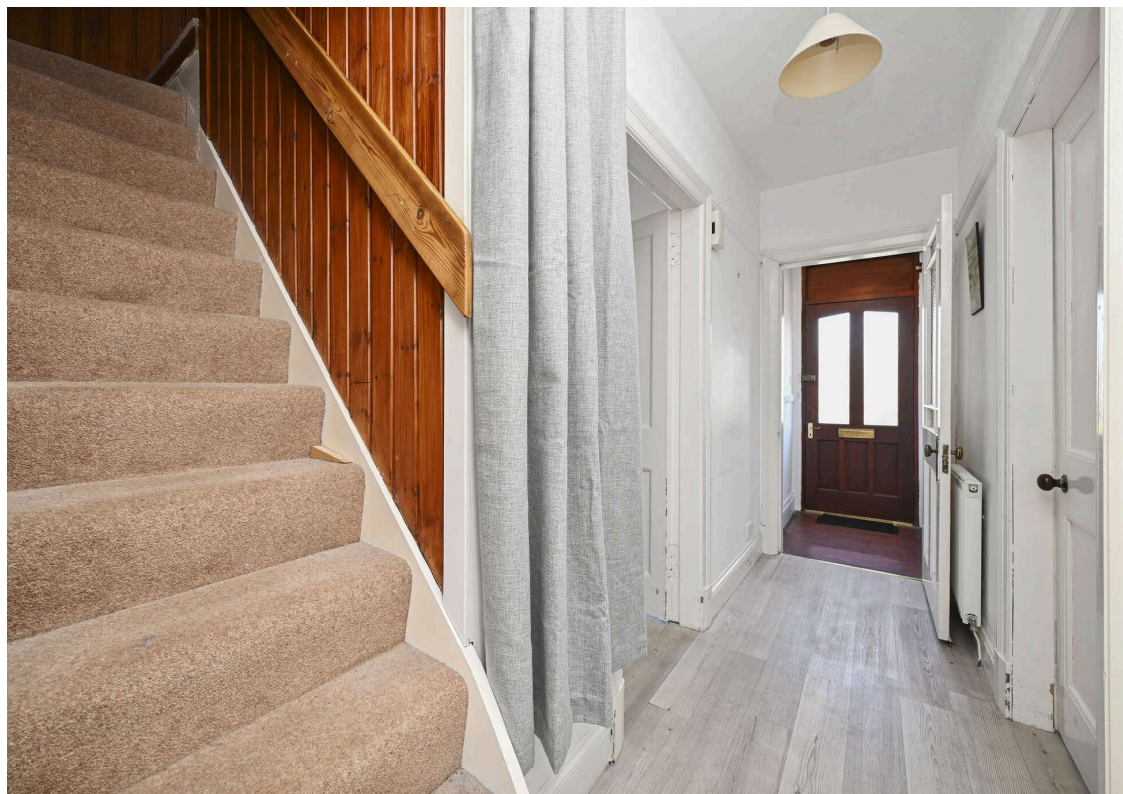
## Welcome

McDougall McQueen are delighted to present this well-proportioned three-bedroom semi-detached home, located in a popular and established residential area of Bonnyrigg. Featuring a thoughtfully converted attic providing an additional bedroom, the property offers flexible accommodation over two levels and is presented in clean condition, while offering great potential for modernisation and personalisation. The home enjoys private gardens to the front, side, and rear - ideal for outdoor living and offering the potential to extend further (subject to the necessary planning consents). A private driveway leads to a detached garage with light, power, and an electric remote-controlled door. Ideally situated within walking distance of Bonnyrigg town centre, the property is close to a wide range of local amenities, including shops, cafes, restaurants, and well regarded primary and secondary schools. Excellent transport links are available nearby via Eskbank Train Station, regular bus routes, and easy access to the A7 and Edinburgh City Bypass.

- Popular residential location near town centre amenities
- Easy access to local schooling at both primary and secondary levels
- Entrance vestibule and hallway with stairs to the upper floor
- Bright and spacious living room with bay window, feature fireplace, and built-in storage
- Fitted kitchen with garden access, gas hob, oven, extractor, and white goods included
- Two well-sized ground-floor bedrooms, one with built-in wardrobe and Edinburgh press
- Family shower room with electric shower, WC, and wash basin
- Converted attic providing a third bedroom with Velux window and eaves storage
- Gas central heating and double glazing throughout
- Driveway offering off-street parking
- Detached garage with lighting, power, and remote electric door
- Private gardens to the front, side, and rear











## Bonnyrigg

Bonnyrigg is a popular Midlothian town located just eight miles south of Edinburgh city centre, making it an excellent base for commuters. The area offers a great selection of local amenities including shops, cafes, restaurants, and a Tesco superstore at nearby Eskbank. Further retail options can be found in Dalkeith, Straiton Retail Park, and Fort Kinnaird. The town is well-served for education, with well regarded primary and secondary schools, as well as the Midlothian Campus of Edinburgh College in Dalkeith. Leisure facilities include a local sports complex, leisure centre with swimming pool, and access to scenic country walks and outdoor spaces. Bonnyrigg enjoys excellent transport links, with regular bus services, quick access to the City Bypass, and Eskbank Station on the Borders Railway just a few minutes' drive away-providing direct rail access to Edinburgh and beyond.

## Extras

Included in the sale are. Floor coverings, light fittings, blinds where fitted, integrated appliances, and free-standing white goods. All appliances, the gas fire, and any moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and deemed sold as seen.









# Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

