



18 Chesters Court, Bonnyrigg, Midlothian, EH19 3PS



Welcome

Welcome to 18 Chesters Court, an exceptional two-bedroom end terraced home in sought-after location. Occupying a prime position within the desirable Bonnyrigg and Polton Hall area, this property offers an outstanding opportunity for first-time buyers, professional couples, and families alike. This spacious two-bedroom residence, offered to the market by McDougall McQueen, enjoys the convenience of nearby primary and secondary schooling, a variety of local shops, and excellent public transport links. The property benefits from well-proportioned accommodation arranged over two levels and is maintained in good clean order throughout. Features include efficient gas central heating, double glazing, and private gardens to both the front and rear-ideal for outdoor entertaining and relaxation. The home's position, generous living spaces, and modern amenities combine to deliver exceptional value in today's competitive market. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

- Superb family accommodation over two levels
- Entrance hallway
- Spacious living room with front facing
- Fitted dining kitchen with a range of base and wall units, built in storage, five ring gas hob, extractor, free standing fridge freezer, and washing machine
- Upper hallway with storage
- Two double bedrooms, both with ample storage
- Family bathroom with three-piece white suite, bath with shower over, wc, sink, and heated towel radiator
- Double glazing and gas central heating
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Residents 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 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 Kinnaid 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, all integrated appliances, and free-standing 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

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

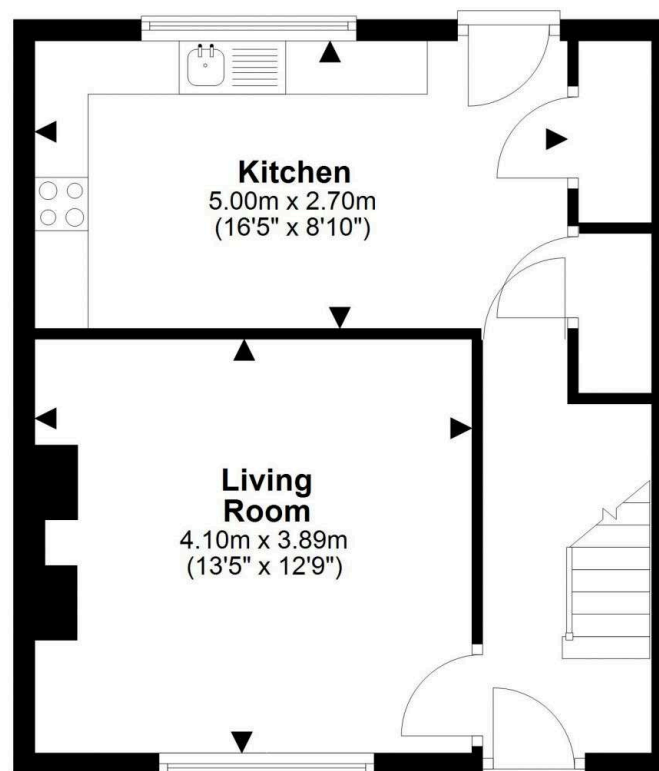
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

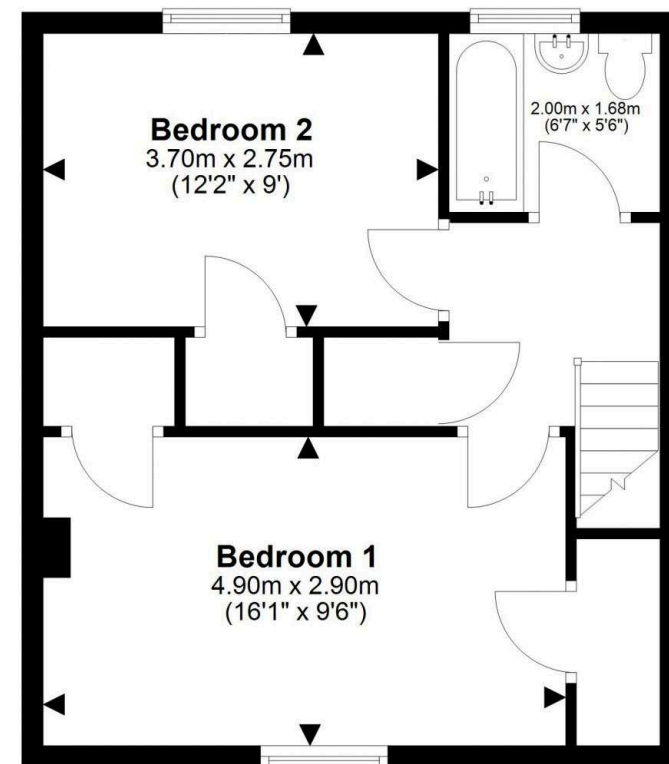


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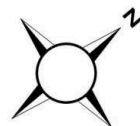
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



Ground Floor



First Floor



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.