



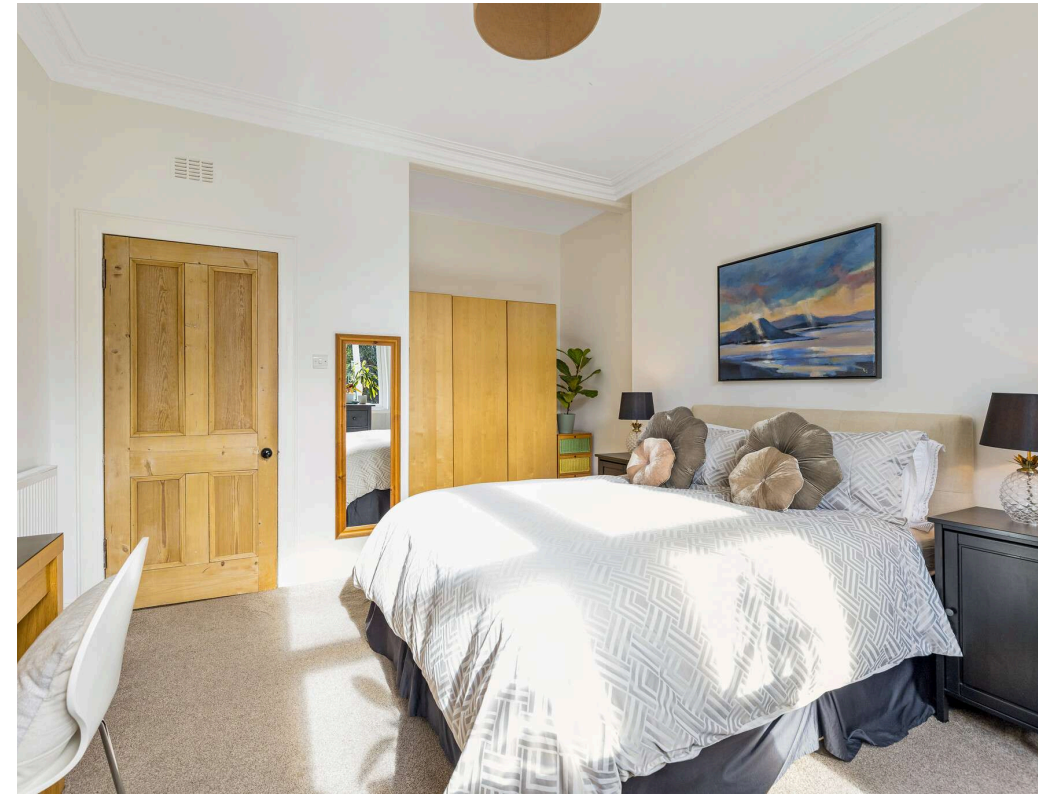


Welcome

Welcome to 32A Lothian Street, Bonnyrigg, another great first-time purchase, or fantastic opportunity for those looking to downsize with ground floor living. McDougall McQueen are delighted to present to the market this extended deceptively bright and spacious ground floor, one-bedroom flat, position close to Bonnyrigg town centre in a traditionally built building of similar style properties, well placed for a great range of amenities with excellent road, bus, and rail links nearby. The property is presented in excellent, clean condition throughout, with both private garden grounds and communal garden areas, with on-street parking in and around the property. This lovely property and its superb location will attract a lot of interest so do not miss out, book your viewing early to avoid disappointment.

- Sought after central location close to all amenities
- Extended accommodation providing ample living space
- Communal front door and hallway providing access for only two ground floor flats
- Entrance hallway with shelved store cupboard
- Spacious living room with dining/study area recess, window to the rear, and period feature fireplace
- Lovely, fitted dining kitchen with large rear facing window, a range of base and wall units, gas hob, oven, extractor, and remaining white goods
- Large double bedroom with twin front facing windows and Edinburgh press style storage
- Rear hallway (off the living room) with rear garden access and storage
- Family bathroom with white suite, shower over the bath, shower screen, extractor, wc, sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds with communal areas to the rear





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 positioned 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, double and triple wardrobes in the bedroom, all integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Items of furniture may also be available by negotiation.

Get in touch

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EH22 1JB

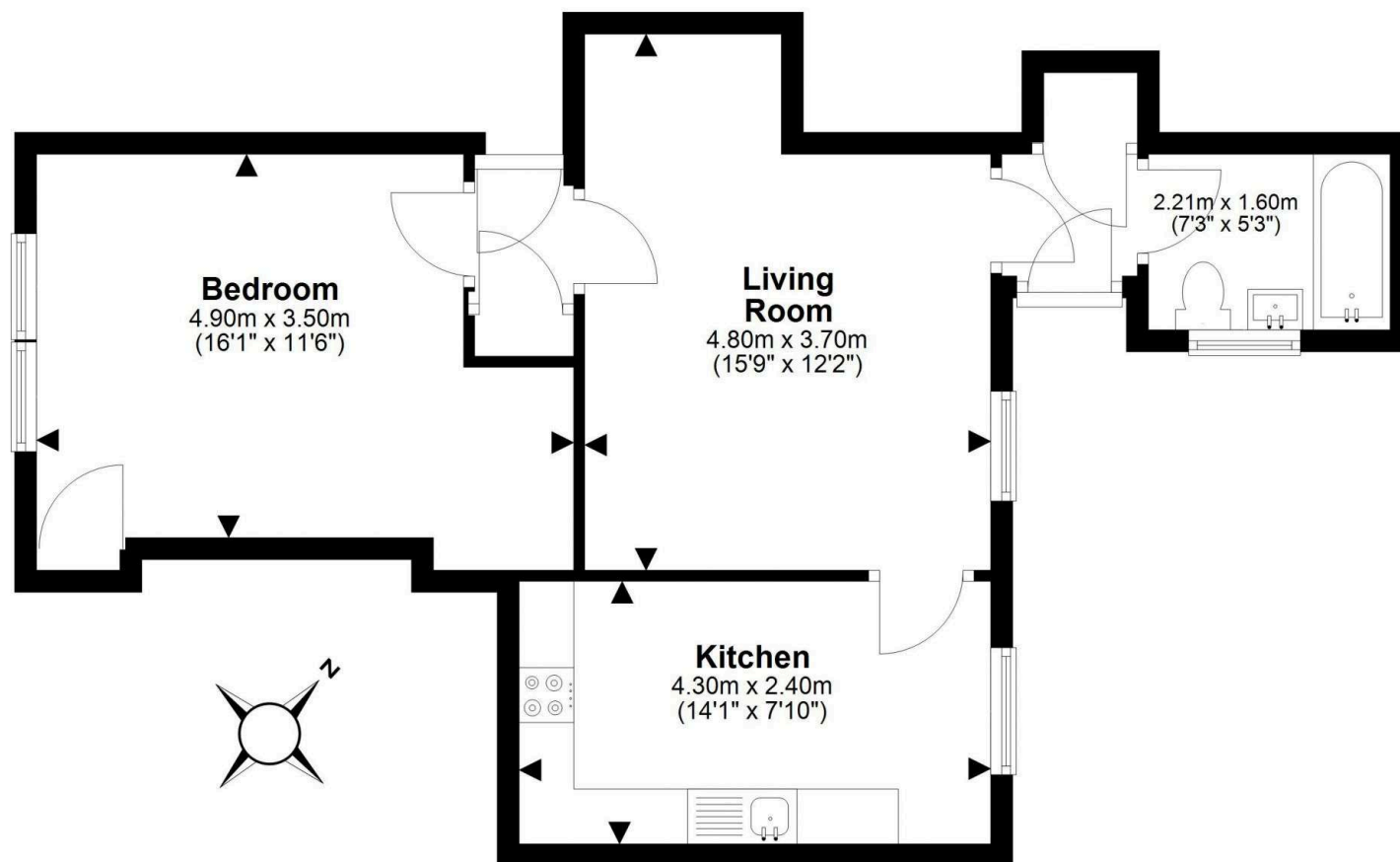
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.