





Welcome

Welcome to 7 Viewbank View, nestled in a peaceful and picturesque cul-de-sac, this delightful 3-bedroom detached chalet-style villa offers the perfect balance of charm, comfort, and space. With glorious open views, generous mature gardens, and well-proportioned interiors, this home is ideal for families, downsizers, or anyone seeking a perfect balance in lifestyle within easy reach of local amenities and transport links. Backing directly onto the beautiful Viewbank Park, the property enjoys a wonderful sense of privacy and a green outlook and there is also excellent potential for further extension or development, subject to the relevant planning permissions.

- Attractive detached chalet-style villa in a quiet cul-de-sac setting
- Backs directly onto Viewbank Park, offering scenic views and a peaceful backdrop
- Three well-proportioned bedrooms, including a convenient downstairs bedroom
- Bright and spacious lounge with dedicated dining area
- Modern kitchen overlooking the beautifully maintained rear garden
- Handy side porch for everyday access
- Downstairs WC for added convenience
- Two large double bedrooms upstairs, each with generous built-in storage
- Well-appointed family bathroom on the upper floor
- Large, mature garden-perfect for children's play and entertaining
- Garage and driveway providing ample off-street parking
- Stunning open views
- Potential for further extension or development (subject to planning permission)







Bonnyrigg

Bonnyrigg is a popular Midlothian town that offers an excellent balance of convenience and outdoor living. Surrounded by attractive countryside yet only a short drive from Edinburgh, it's perfect for those who want a quieter setting without losing easy access to the city. The town provides a good range of local shops, cafes, and restaurants, along with well-regarded schools and leisure facilities. There are plenty of scenic spots to enjoy nearby, including Dalkeith Country Park, the River North Esk, and the Pentland Hills. Regular bus services and the Borders Railway at nearby Eskbank make commuting straightforward and reliable.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated kitchen appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.



Get in touch

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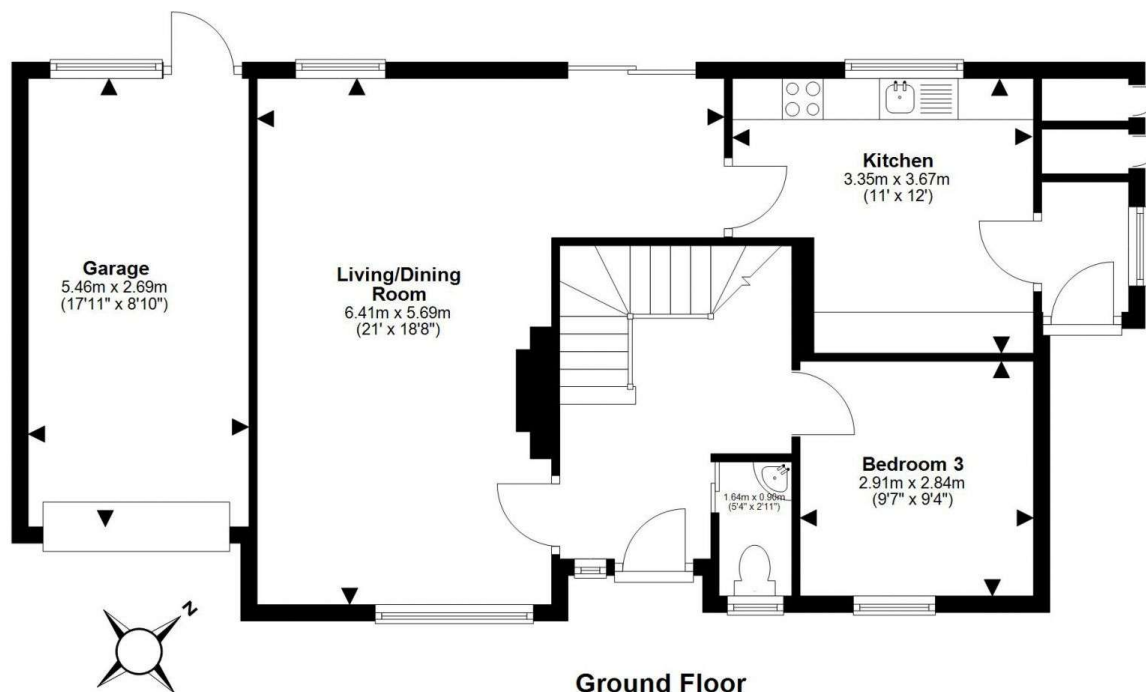
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

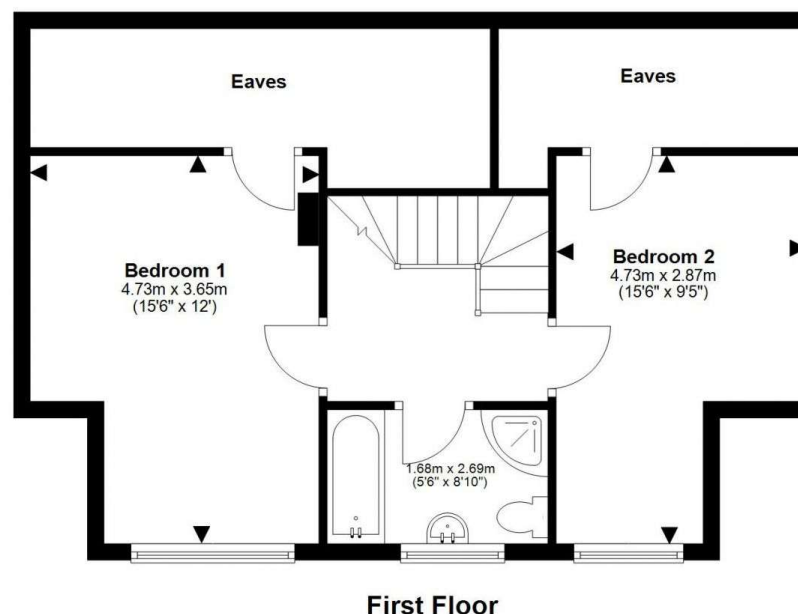
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 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.