



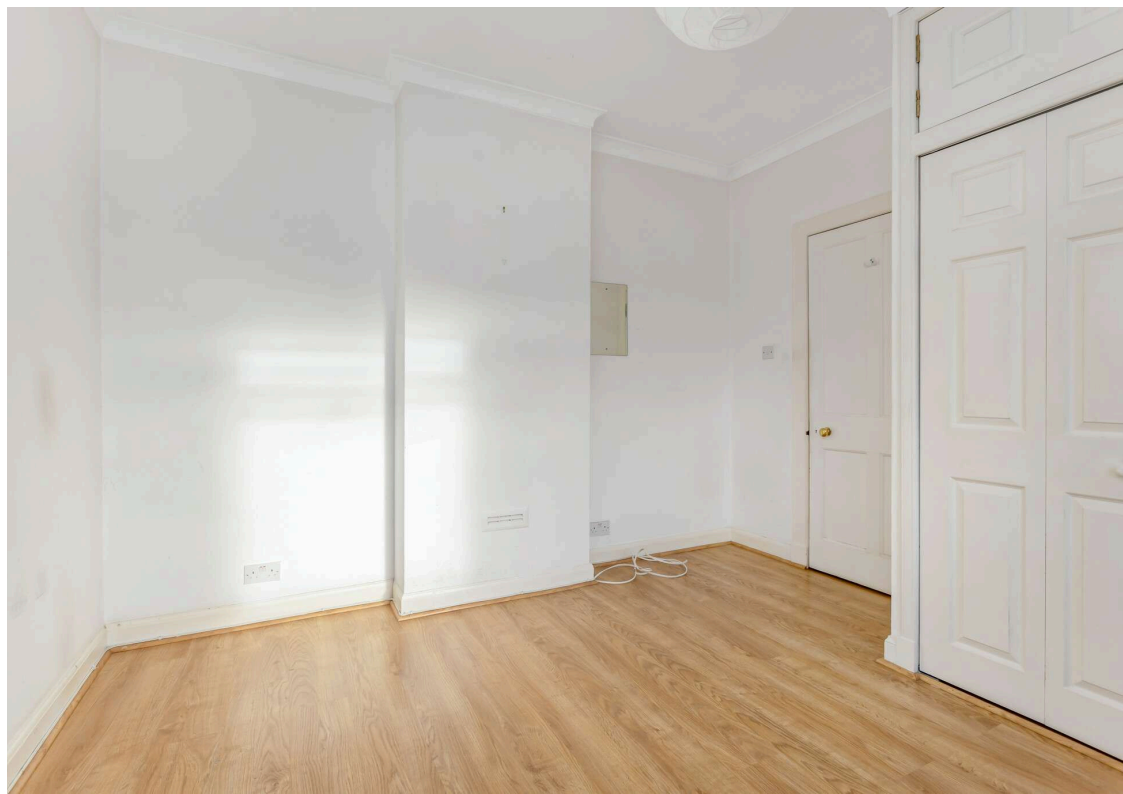


Welcome

Welcome to 7 Pendreich Terrace, Bonnyrigg. McDougall McQueen are proud to present to the market this rarely available, spacious two-bedroom semi-detached bungalow, situated in a much sought after prime residential location, this property is ideally placed, being only a short walk from highly regarded primary schooling and a Tesco Supermarket. Bonnyrigg town centre is also within easy walking distance and provides a host of local shopping and restaurants. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters. The property is presented in clean condition throughout and retains some original features. Early viewing is recommended.

- Superb sought after prime residential location
- Close to highly regarded primary schooling, and transport links
- Vestibule with original tiled floor
- Reception hallway with store cupboard
- Shower room with walk-in shower featuring an overhead raindrop shower, shower attachment, wc and sink with combined vanity unit
- Double bedroom with front facing window and built-in wardrobes
- Double bedroom with triple front facing window, gas fire (not warranted), built-in wardrobes, and shelved store cupboard
- Spacious living and dining room with window to the side and access to the rear garden
- Fitted kitchen with a range of base and wall units, gas hob, electric oven, and loft access
- Loft space is part floored with a light
- Gas central heating and double glazing
- Private mature garden grounds to the front and rear with side access







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. 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, all integrated appliances and any remaining white goods. All appliances, the gas fire, or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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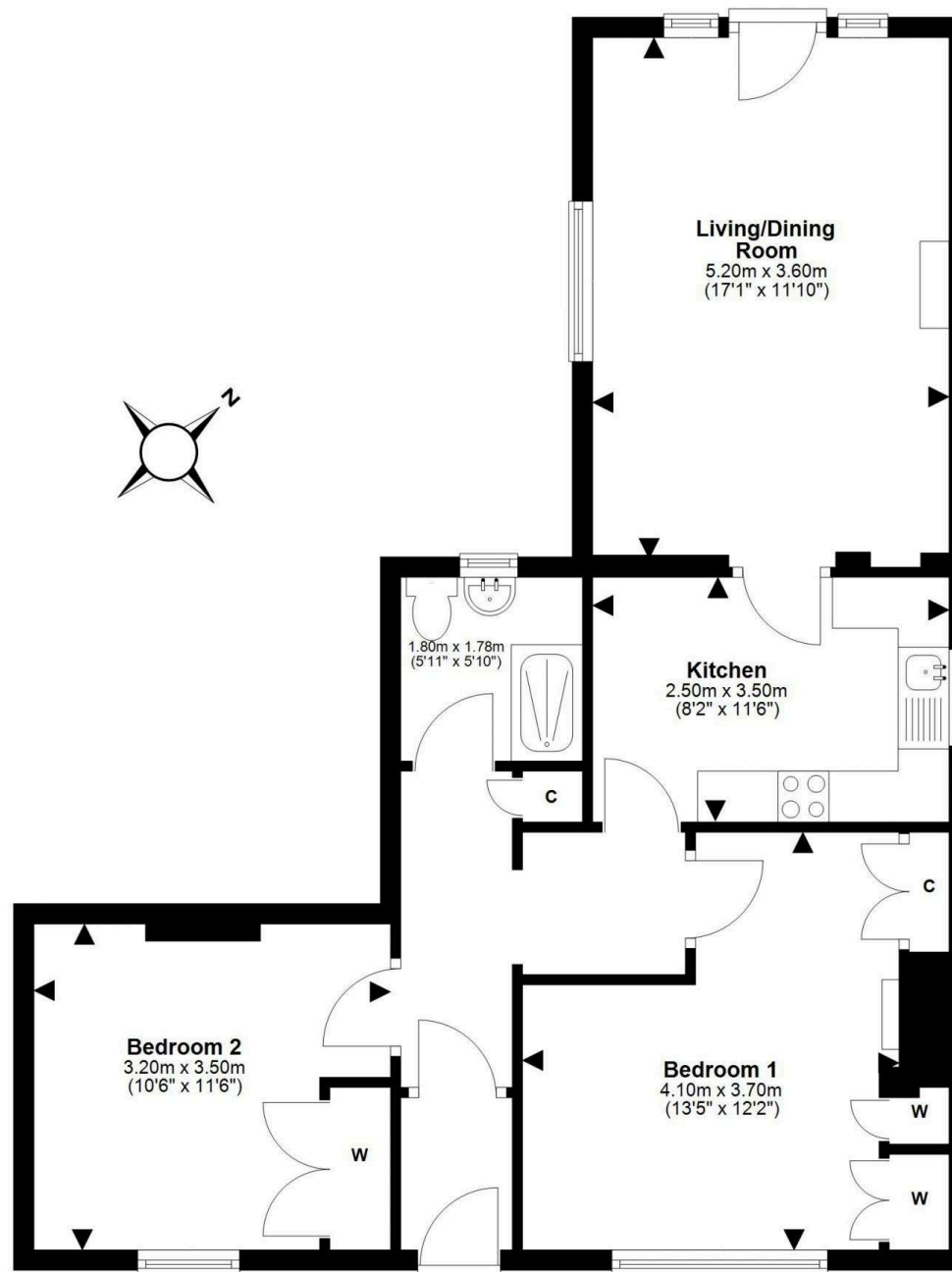
Bruntsfield Office:

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.