



A WELL PRESENTED TWO-BEDROOM GROUND-FLOOR
GARDEN FLAT IN THE HEART OF BONNYRIGG



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McEwan Fraser is delighted to present this attractive two double bedroom ground-floor garden flat to the market.

Freshly presented throughout, the property benefits from new carpets, neutral contemporary décor, gas central heating and double glazing, offering a true walk-in opportunity for first-time buyers and investors alike.

The internal accommodation is centred around a bright and generously proportioned living room, providing ample space for a large seating arrangement and an inviting area to relax or entertain.





Accessed directly from the living room, the modern kitchen features a good selection of base and wall-mounted units complemented by wooden worktops. A mix of integrated and freestanding appliances is included, notably a five-ring gas hob and electric oven, with additional space for a small breakfast table.





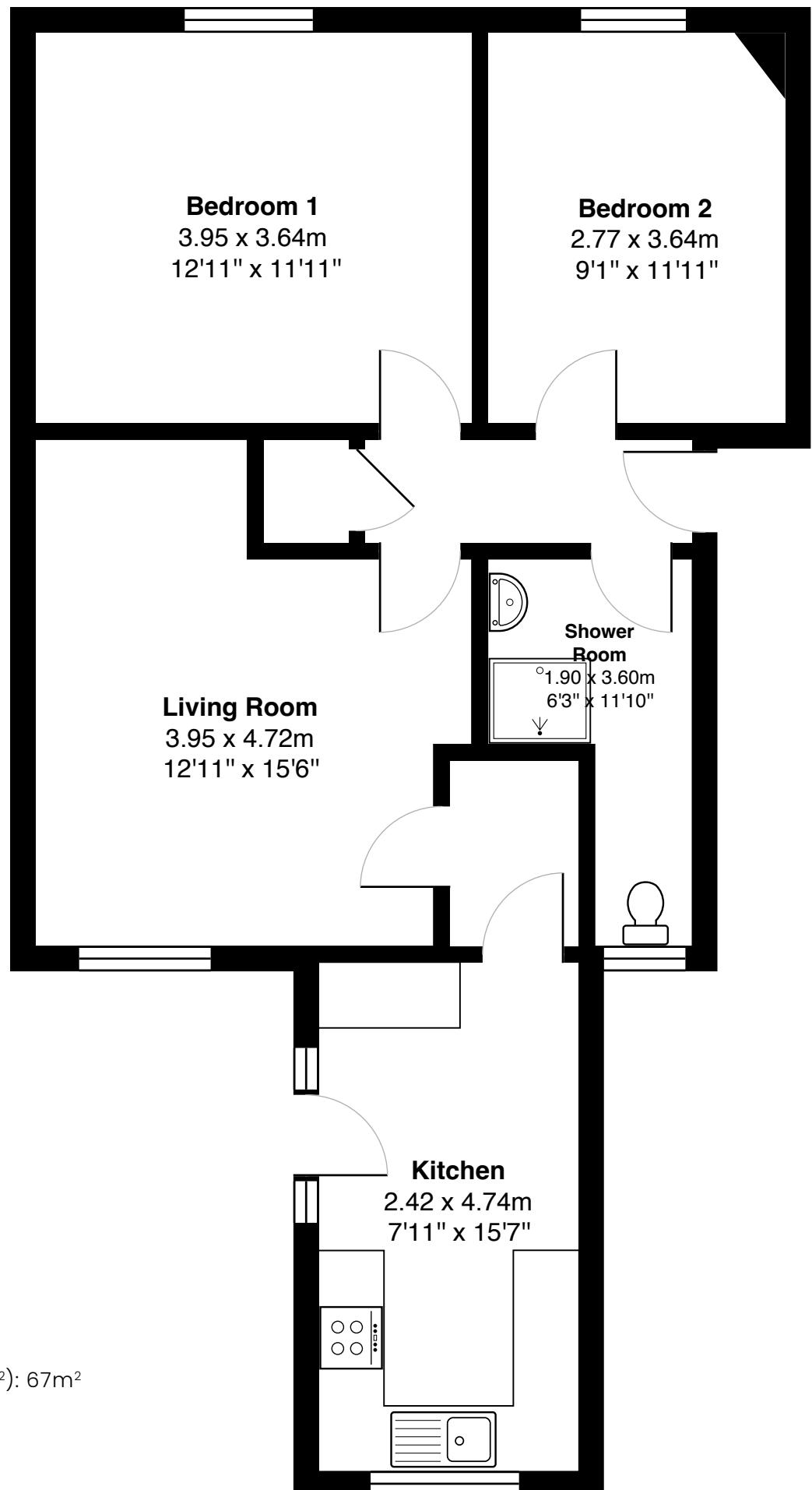
The principal bedroom is a particularly spacious double, easily accommodating a larger bed along with a full suite of freestanding furniture. The second bedroom is another well-proportioned double, ideal as a guest room, home office, or flexible living space. A stylish modern shower room completes the internal layout.





Bedroom 2







Externally, the property enjoys a private, low-maintenance rear garden, a genuine sun trap during the summer months and a wonderful extension of the living space. Early internal viewing is highly recommended to appreciate the quality and convenience of this excellent property.



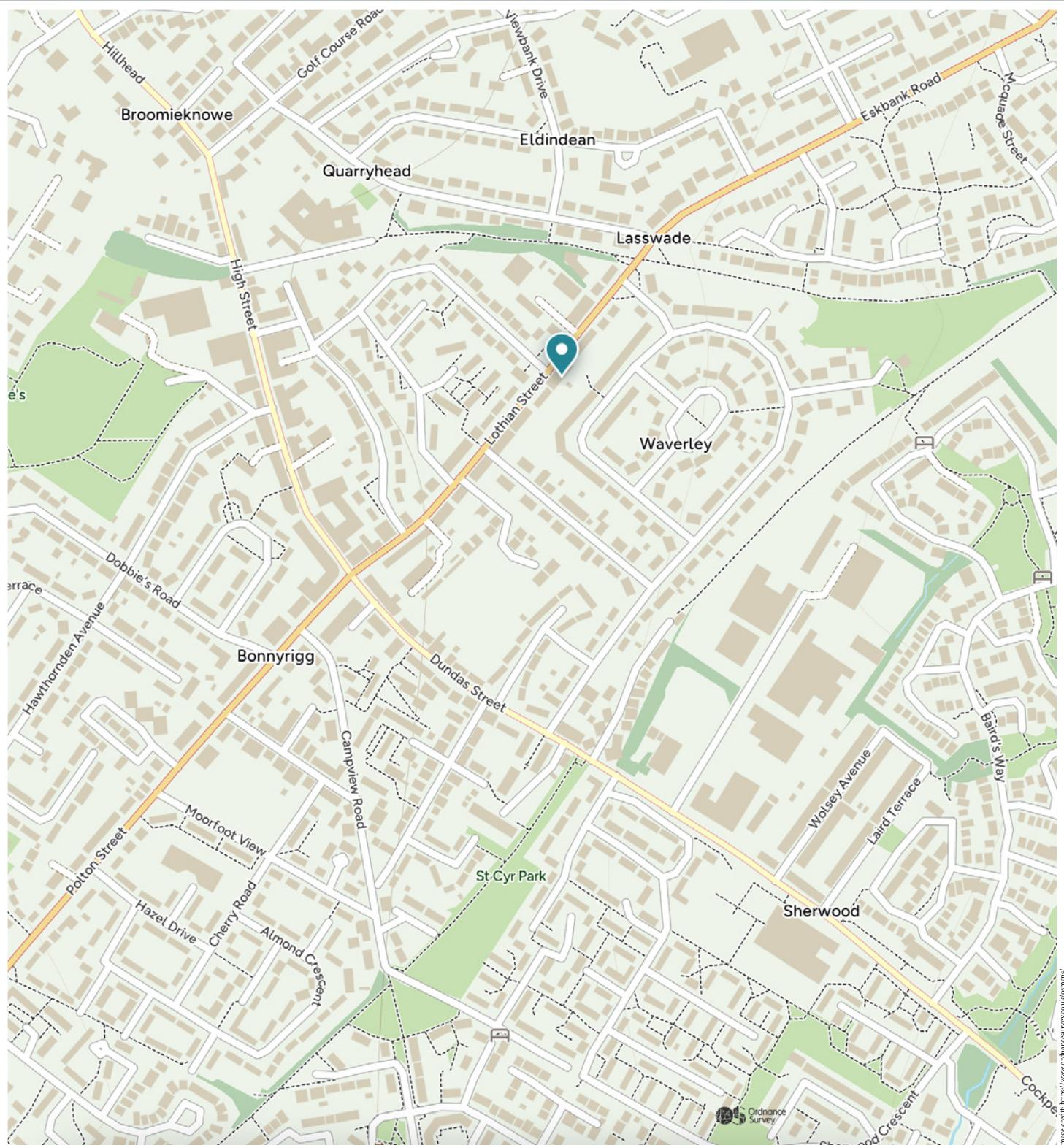




Located in the heart of Bonnyrigg, this highly desirable address on Lothian Street offers the perfect blend of suburban convenience and countryside charm. Sitting just off the bustling High Street, residents enjoy immediate access to a wide range of everyday amenities, including the Midlothian Community Hospital within easy walking distance. Outdoor and recreational opportunities are abundant. A short stroll or cycle will take you to King George V Park, perfect for leisurely walks, picnics and play, while the wider Midlothian countryside offers scenic footpaths, cycling routes and green open space. Golf enthusiasts will appreciate the proximity of Broomieknowe Golf Course, and sports fans can catch local matches at New Dundas Park, home of Bonnyrigg Rose FC.

Transport connections are a real highlight. Frequent Lothian Buses services link Bonnyrigg with Edinburgh city centre, making commuting easy and convenient. For even faster travel, the Borders Railway at Eskbank Station is just a short journey away, offering direct trains to Edinburgh Waverley in around 20 minutes. The town's proximity to major road networks, including the City Bypass and A7 also ensures excellent connectivity by car, with Edinburgh Airport reachable in roughly 20–30 minutes.

The Location



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