



34 Bonnyrigg Road
ESKBANK | EH19 3AP


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Set in the heart of Eskbank, moments from the train station, excellent amenities, quick transport links and the open pleasant countryside is this immaculately presented main door lower villa. Boasting front and rear gardens, opulent period features, on street parking and gas central heating this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with stylish tiling, bright lounge with feature fireplace and detailed cornicing, a contemporary dining kitchen with attractive units and generous dining space, two spacious double bedrooms, a study that would make an ideal home office perfect for working from home, rear garden facing conservatory with patio doors leading out and the apartment is completed by an exquisite bathroom with shower over bath. Externally the enclosed rear garden is mainly laid to lawn with a paved section and bordered by mature trees, plants and shrubs.

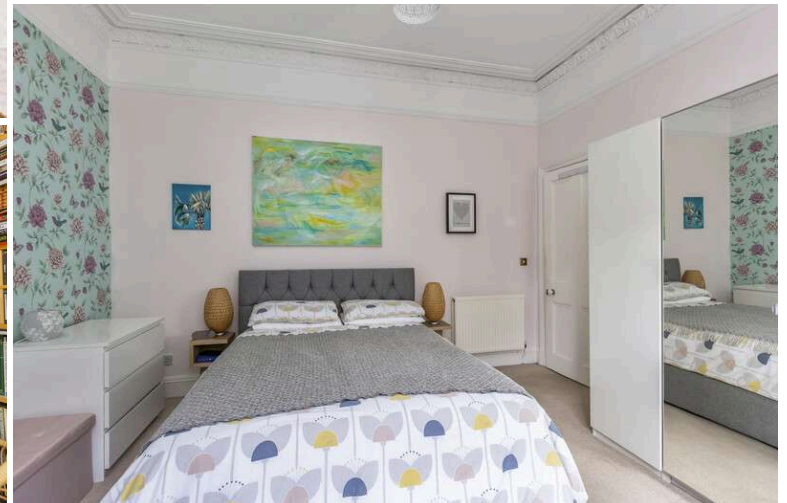
- Main door lower villa
- Private front and rear gardens
- welcoming hallway
- Bright lounge and conservatory
- Dining kitchen
- Two double bedrooms and study
- Stylish bathroom

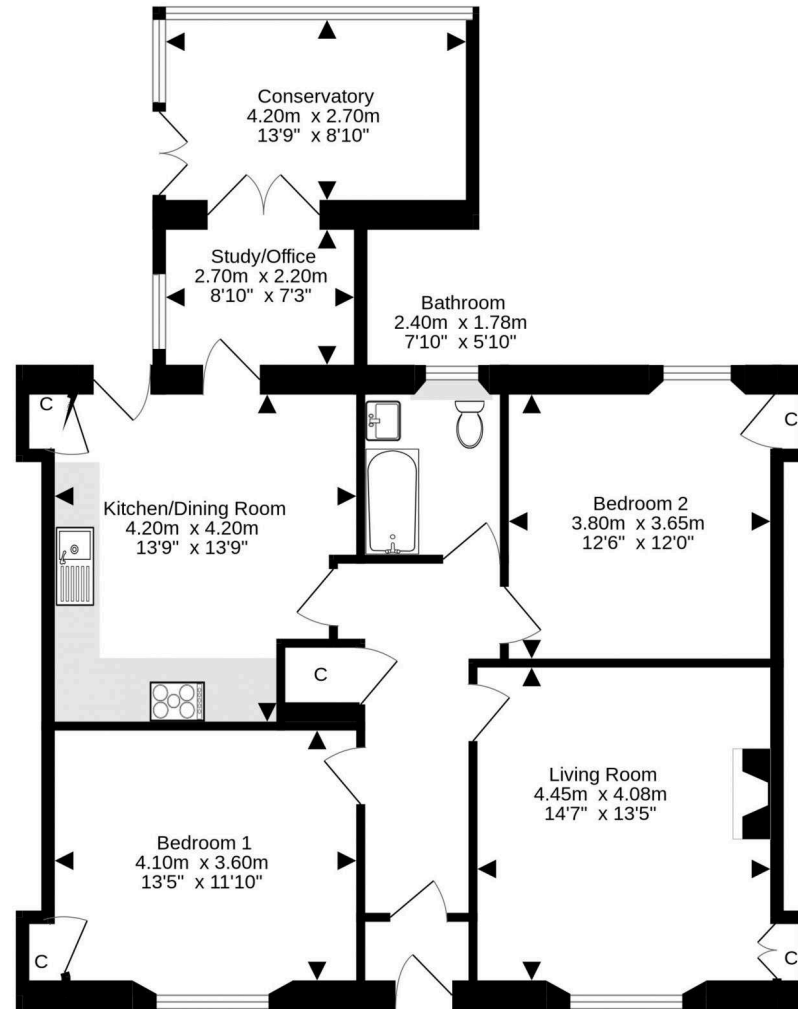
Fridge, freezer, cooker, hood, washing machine, dishwasher, white unit and wall mounted unit in the kitchen, curtains, blinds, lampshade in living room, wardrobes and chest of drawers in the back bedroom, wall mounted lights in conservatory and chandelier in the hall all included in sale. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Eskbank is a highly regarded area situated on the outskirts of Dalkeith. One of Midlothian's premier postcodes, it blends a pleasant countryside setting conveniently close to Edinburgh city centre. Its residents benefit from a large Tesco Supermarket at nearby Hardengreen and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity lends itself to tranquil country walks including Dalkeith Country Park, Newbattle Abbey and a number of golf courses. Schooling is well represented from nursery to senior level and the Edinburgh College Midlothian Campus is also easily accessible. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The Borders Railway link also has a station at Eskbank for easy commuting into Edinburgh city centre.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024