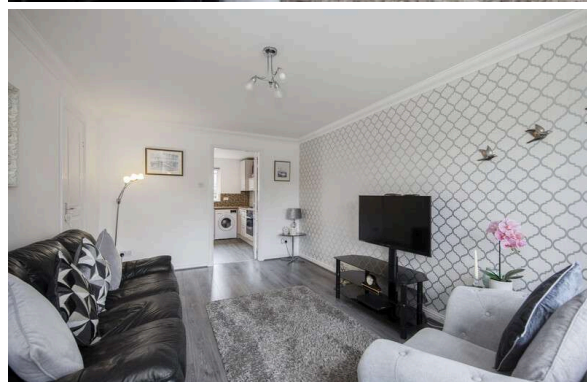




6 Castle Dean Court
BONNYRIGG | EH19 3FZ


warners
solicitors & estate agents



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Warners is pleased to bring to market this beautifully presented and spacious two-bedroom terraced house. Nestled in a small, modern estate within a quiet cul-de-sac in the sought-after residential area of Bonnyrigg, Midlothian, this charming family home is in immaculate, move-in condition and is perfect for first-time buyers, professional couples, and small families. Bonnyrigg town center is also just a short walk away, offering a variety of local shops, banks, restaurants, and pubs. With nearby Eskbank, Newtongrange, and Gorebridge train stations, an excellent bus service, and easy access to Scotland's road network, Bonnyrigg is an ideal location for commuters. Early viewing is highly recommended to avoid missing out on this lovely home.

The accommodation features a welcoming entrance hall, a spacious lounge with a front-facing window and under-stair storage, and a fully fitted dining kitchen. The ground floor also includes a convenient WC/cloakroom. Upstairs, the landing provides access to an airing cupboard and a loft with a partially floored attic. The main bedroom features a dormer-style window to the front and built-in double wardrobes, while the second double bedroom has a dormer-style window to the rear. A lovely family bathroom with a three-piece white suite, including an electric shower over the bath, completes the internal accommodation. Externally, the property boasts private garden grounds to the front and rear, as well as communal garden areas within the quiet cul-de-sac.

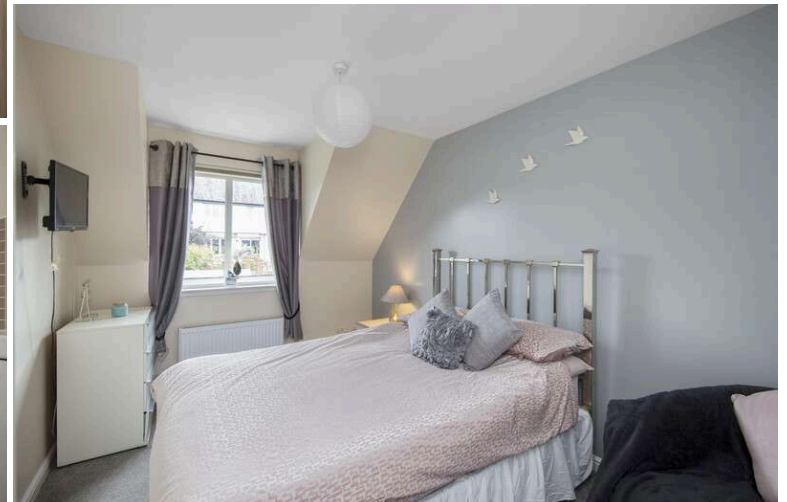
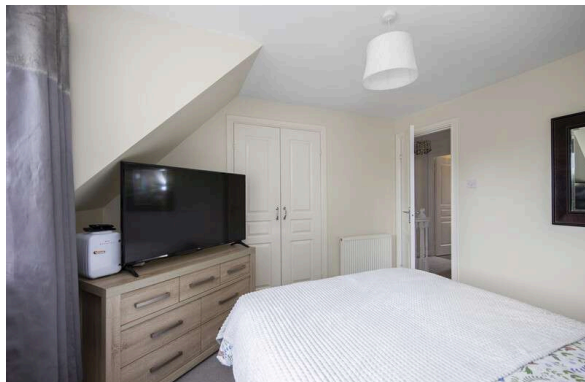
- **Move-In Ready:** Immaculate two-bedroom terraced house.
- **Quiet Location:** Situated in a desirable Bonnyrigg cul-de-sac.
- **Close to Amenities:** Walking distance to town center, schools, and shops.
- **Great Transport Links:** Near train stations, bus routes, and major roads.
- **Modern Features:** Spacious lounge, fully fitted kitchen, and family bathroom.
- **Private Gardens:** Front and rear gardens plus communal areas.

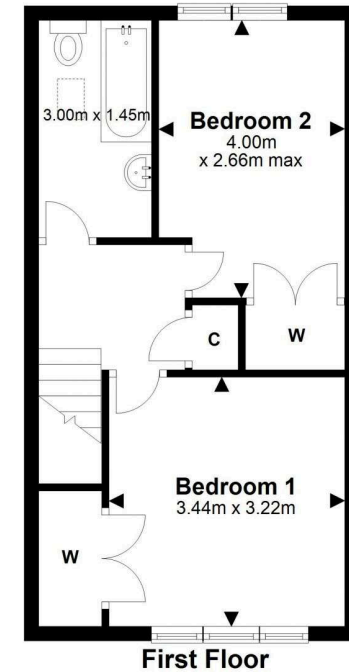
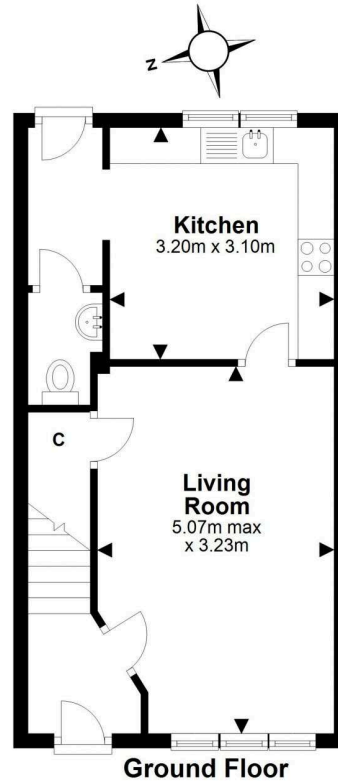
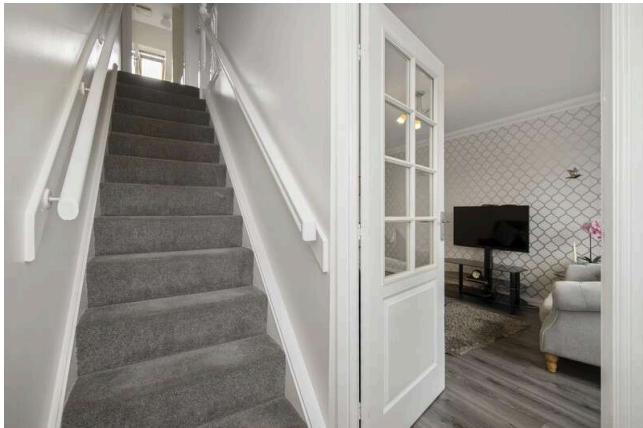
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All lights, fridge freezer, washing machine, oven, hob and extractor fan included in sale. EPC Rating C.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.