



19 Dundas Park
BONNYRIGG | EH19 3AX

warners
solicitors & estate agents



19 Dundas Park

BONNYRIGG | EH19 3AX

Attractively presented mid terraced villa forming an ideal starter home for a couple or young family, benefiting from a good sized private rear garden and a quiet cul-de-sac position with the bustling High Street amenities a very short walk away.

Particularly spacious accommodation is on offer here. More than ample public living space is provided at ground floor level, including a living room and kitchen, each with space for dining, and both having the benefit of windows to front and rear ensuring lots of natural light flows in. Upstairs you'll find three bedrooms, two with storage, and the family bathroom.

- Bright living/dining room with feature mantelpiece (gas capped)
- Cream gloss fitted dining kitchen ready to use with a range of integral appliances and with direct access to garden
- Three bedrooms, two with built-in storage space
- Fully tiled bathroom/mixer shower
- Entrance hall
- Part floored loft space
- Gas central heating
- Double glazing
- Easy to maintain pebbled front garden
- Rear garden with lawn
- On-street parking
- Excellent local amenities and transport links close at hand

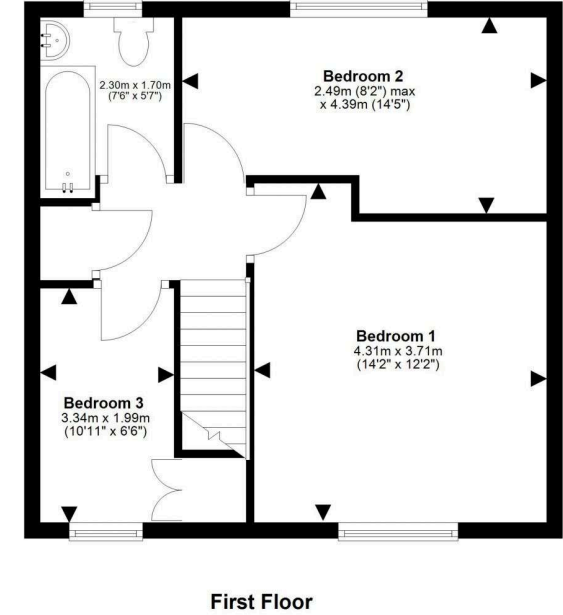
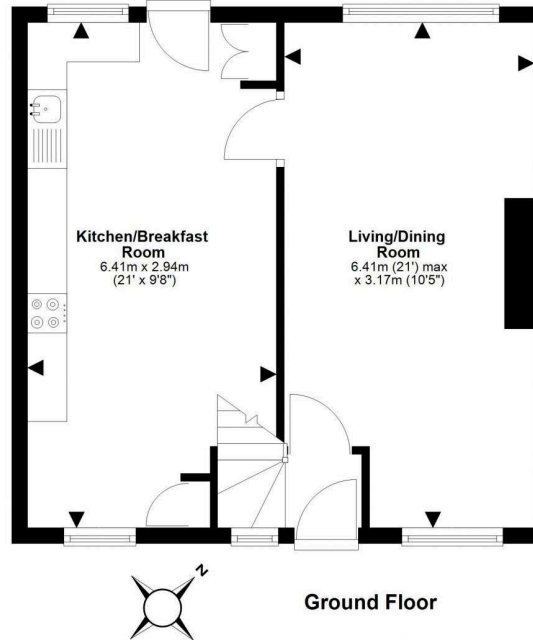
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, all other furniture can be made available with separate negotiation. EPC: C CT: 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.





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.