



26 Park Crescent
BONNYRIGG | EH19 2AS


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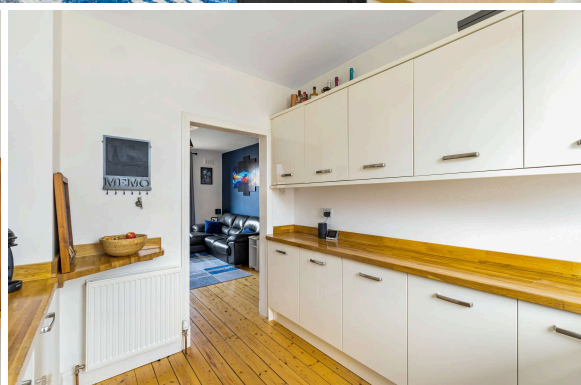
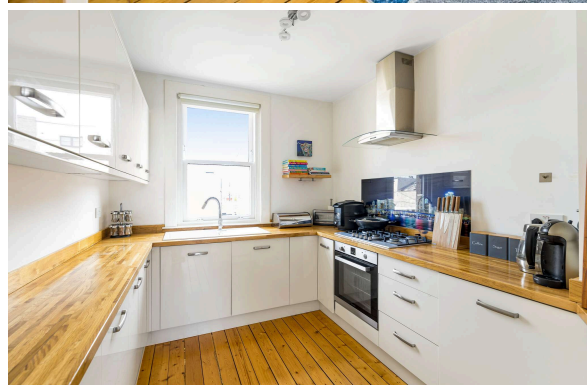
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Beautifully presented two-bedroom upper villa ideally located in the popular Midlothian town of Bonnyrigg close to local amenities and schools at both primary and secondary level. The property offers spacious and bright accommodation throughout with the benefit of gas central heating and double glazing, and externally a large enclosed private courtyard style garden to the side and on street parking. Early viewing is recommended to fully appreciate the standard of accommodation on offer.

- Entrance to a welcoming private staircase
- Upper hallway with fantastic storage options including utility cupboard
- Front facing living/dining room with multi fuel burner and bespoke shelving/storage
- Modern high gloss fitted kitchen with a range of integrated appliances
- Spacious and bright double bedroom with walk in storage cupboard
- Further good size double bedroom
- Contemporary shower room with mains shower and vanity sink unit
- Gas central heating and double glazing
- Private courtyard style garden
- On street parking

Council Tax Band B and Energy Rating C

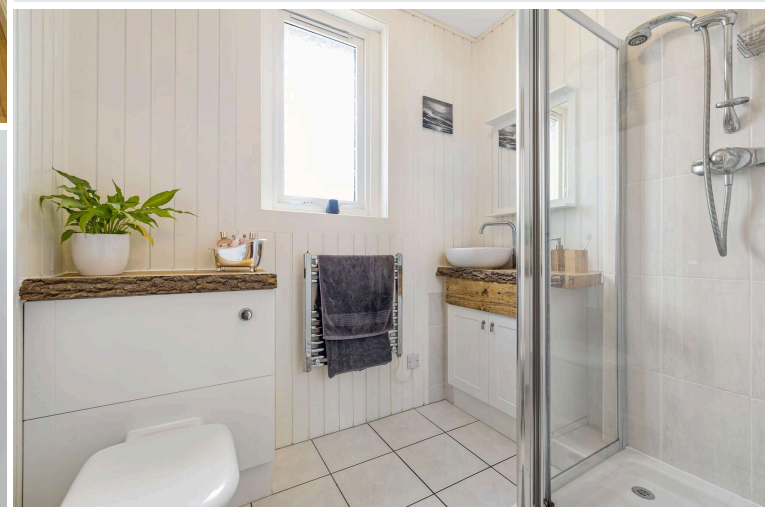
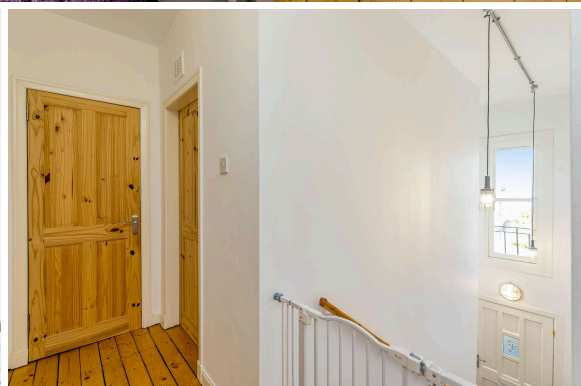
All fixtures and fittings are included in the sale, with the exception of the washing machine, freezer, and one set of curtains

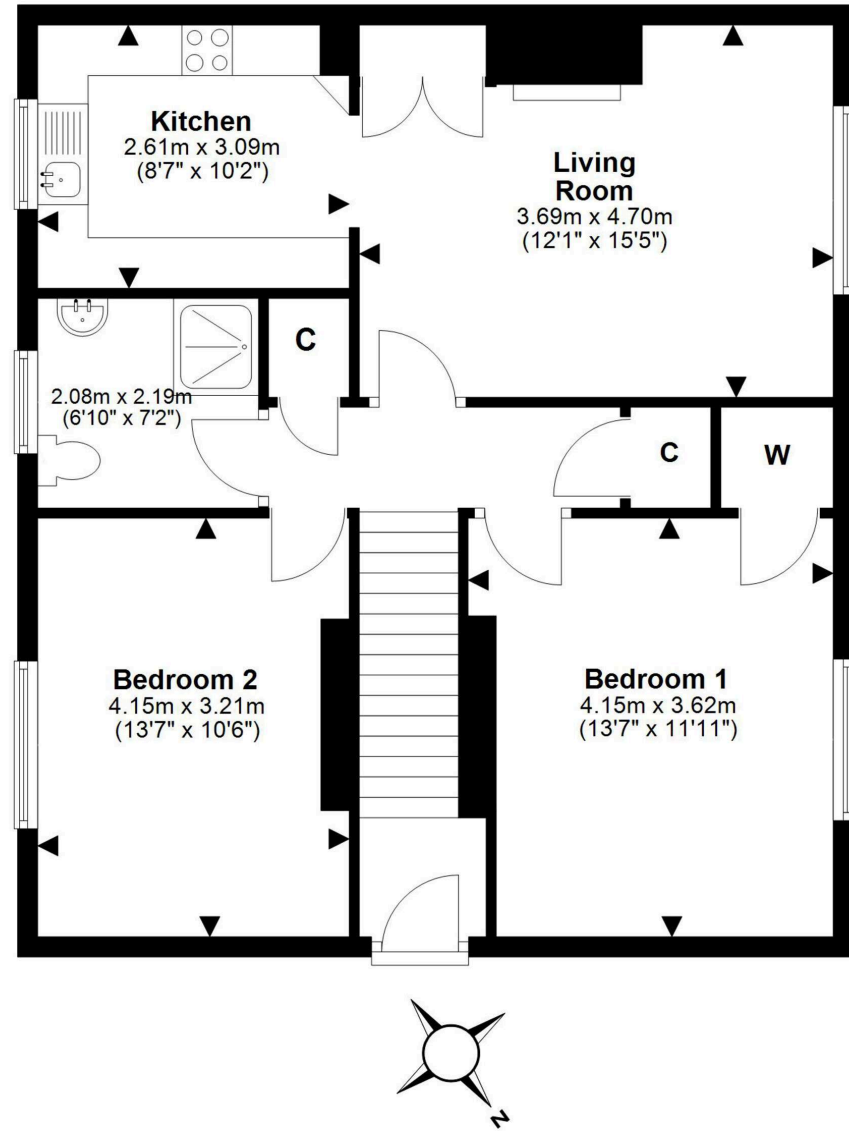
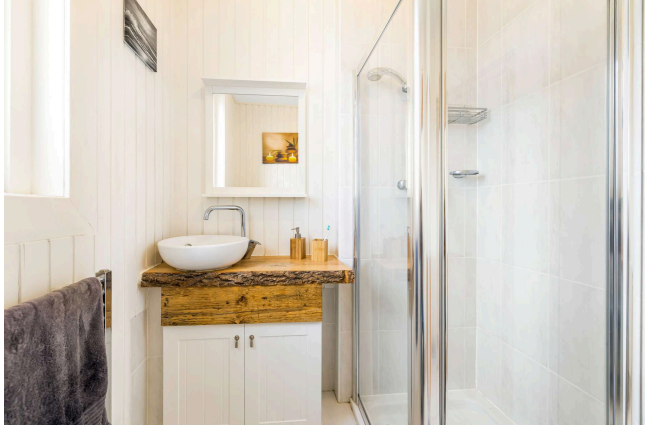


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.