

COULTERS[©]



99 HIGH STREET

BONNYRIGG, BONNYRIGG, EH19 2ES

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the popular Midlothian town of Bonnyrigg, 99 High Street is a welcoming and engaging, well-proportioned detached bungalow which provides flexible accommodation.

This delightful property benefits from a charming private, low maintenance, paved and enclosed garden to the rear, including with two good sized sheds, which both have fitted electric plugs. The gated, walled front garden is also paved.

KEY FEATURES



Attractive and engaging detached bungalow.



Two double bedrooms, one with fitted wardrobes.



Private front and rear gardens.



On street parking.



Within a short walk of local amenities.



Fantastic transport links nearby.



EPC Rating - D



Council Tax Band - C



The front door opens onto a welcoming vestibule and hallway. There is a delightful sitting room with a lovely wood floor which bounces additional light into the room. A handy dining recess creates a practical space for mealtimes. The electric fire is a lovely cosy focal point in the room.

To the rear of the property is a fitted kitchen with a range of both base and wall mounted cabinets and a contrasting worktop. The kitchen appliances comprise: cooker, washing machined and fridge/freezer. There is direct access to rear garden from here, allowing for a lovely cuppa in the morning on sunny days.





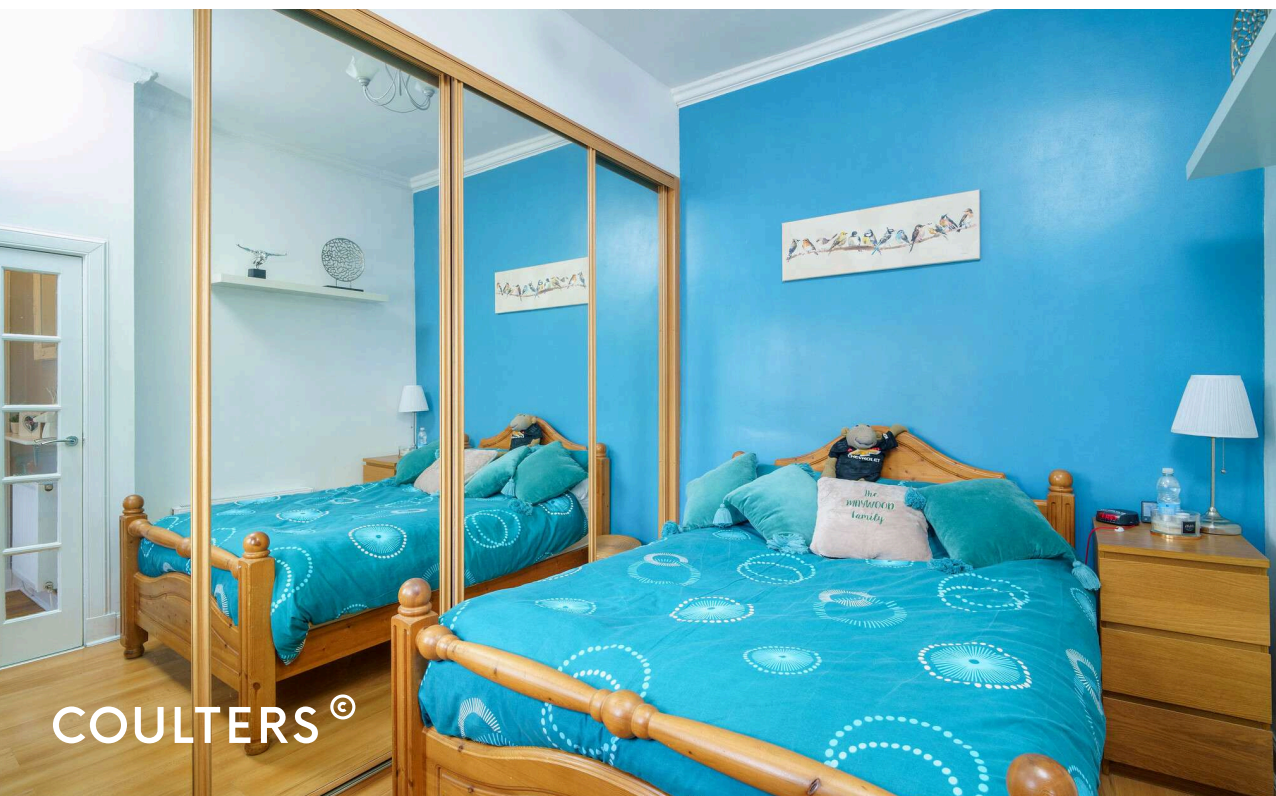
CONTINUED

Double bedroom one is located to the front of the property, benefitting from fitted mirrored wardrobes and fitted blinds.

The second double bedroom is located to the side of the property. Both bedrooms are fitted with laminate flooring.

There is a fully tiled shower room, fitted with a corner shower cubicle, wash hand basin and WC.

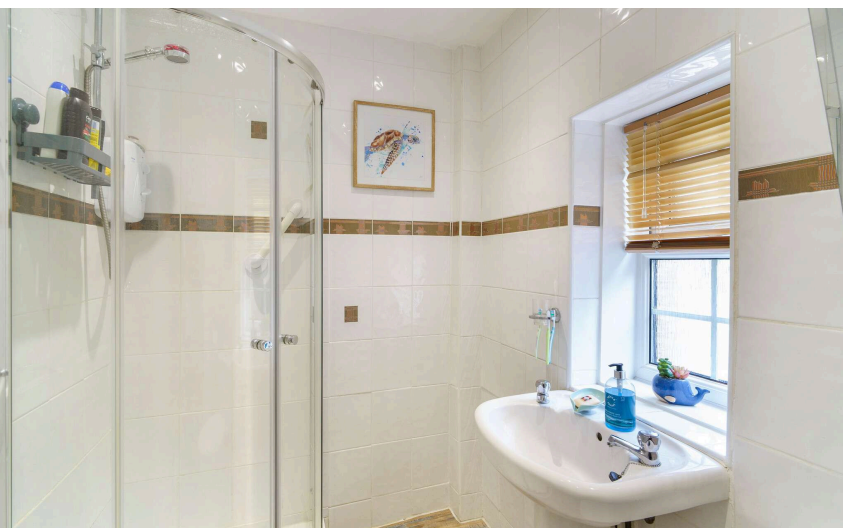
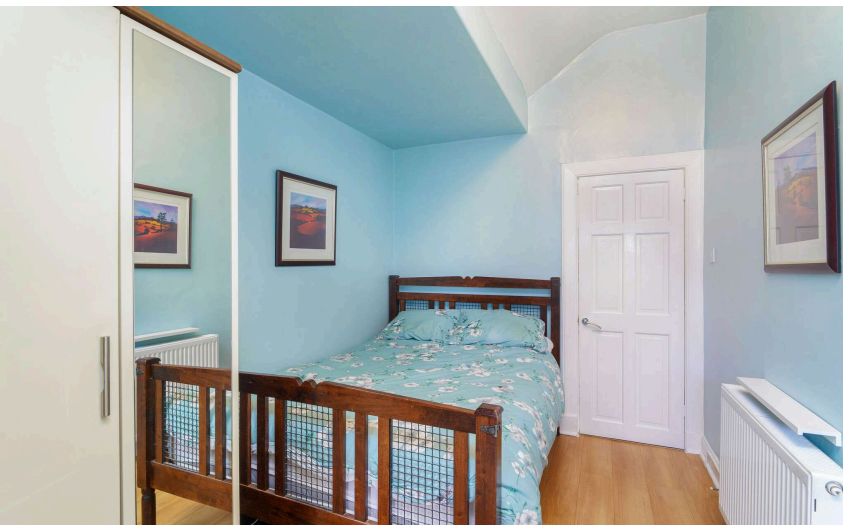
The home further benefits from CCTV system, gas fired central heating system and has double glazing throughout.



EXTRAS

All blinds, light fittings, fitted flooring, the wall mounted TV in the sitting room and kitchen appliances are included in the sale price.

Some items of furniture are available by separate negotiation.







THE LOCAL AREA

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre.

With excellent transport links this is an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. The station at Eskbank offers hassle free travel into Edinburgh or a day trip down to the beautiful borders.

The town centre has an excellent range of amenities for your day to day needs including a post office and library. For larger shopping needs there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

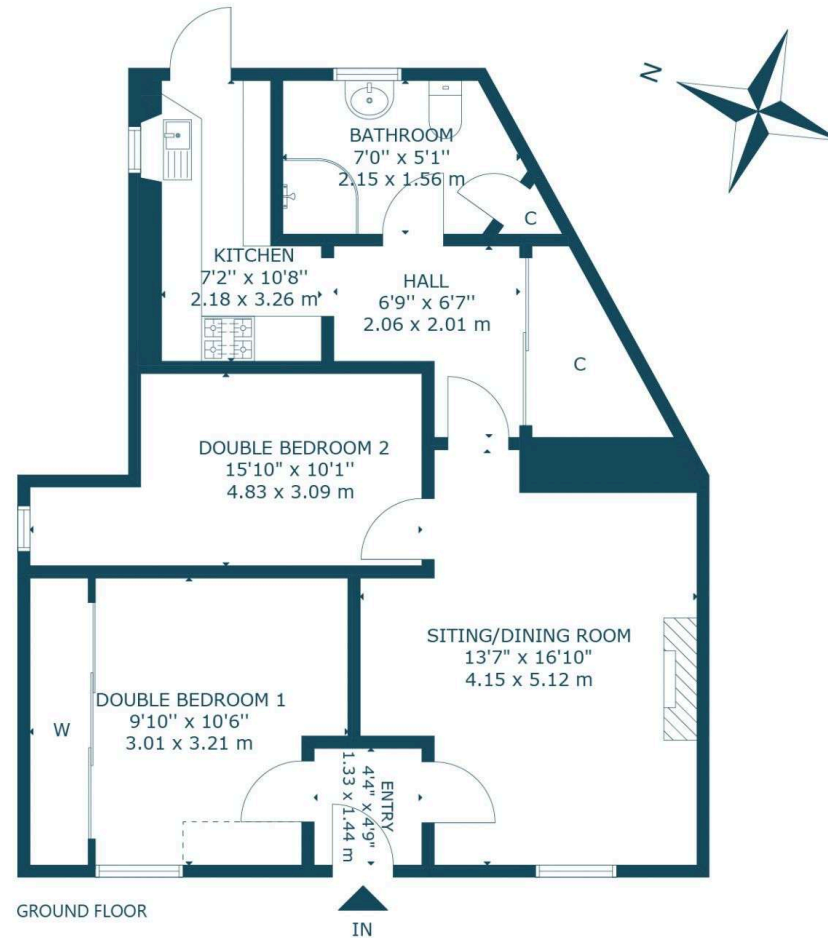
There is an excellent range of leisure activities available with three local golf courses, many walking options with Roslin Country Park and Dalkeith Country Park.

A good selection of schooling is catered for from primary to secondary, with Lasswade Primary School a short walk away from the home.



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HOME REPORT VALUATION: £250,000



99 HIGH STREET, BONNYRIGG, EH19 2ES
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.