

COULTERS®

# 20 PARSONSPOOL

BONNYRIGG, MIDLOTHIAN, EH19 3NP



2 BED



1 BATH



1 PUBLIC



## TAKE A LOOK INSIDE

20 Parsonspool is a well-situated semi-detached home positioned within a quiet residential cul-de-sac in the heart of Bonnyrigg, offering an exciting opportunity for those seeking a property they can personalise and modernise to suit their own tastes and lifestyle. The accommodation is arranged over two floors with two double bedrooms with built in wardrobes served by a family bathroom, and a welcoming living space that flows naturally through to the dining area and kitchen which provides direct access to the rear garden and garage. In addition to the main accommodation the property benefits from a large attic space.



## KEY FEATURES

- Semi detached house within a quiet residential cul-de-sac.
- Two double bedrooms with built in wardrobe space.
- Private front and south facing rear garden.
- Private driveway and garage.
- Within walking distance of a shop, school and park.
- Excellent transport links including nearby train station.
- EPC Rating - D
- Council Tax Band - D



Externally, the property benefits from private gardens to both the front and south-facing rear, providing delightful outdoor space for entertaining, landscaped retreat or family garden. A private driveway and single garage offer practical off-street parking and storage, adding to the appeal and potential of the plot.

Situated within walking distance of local shops, schools and parks, and with excellent transport links including nearby train services, the location combines everyday convenience with a peaceful neighbourhood setting.



## THE LOCAL AREA

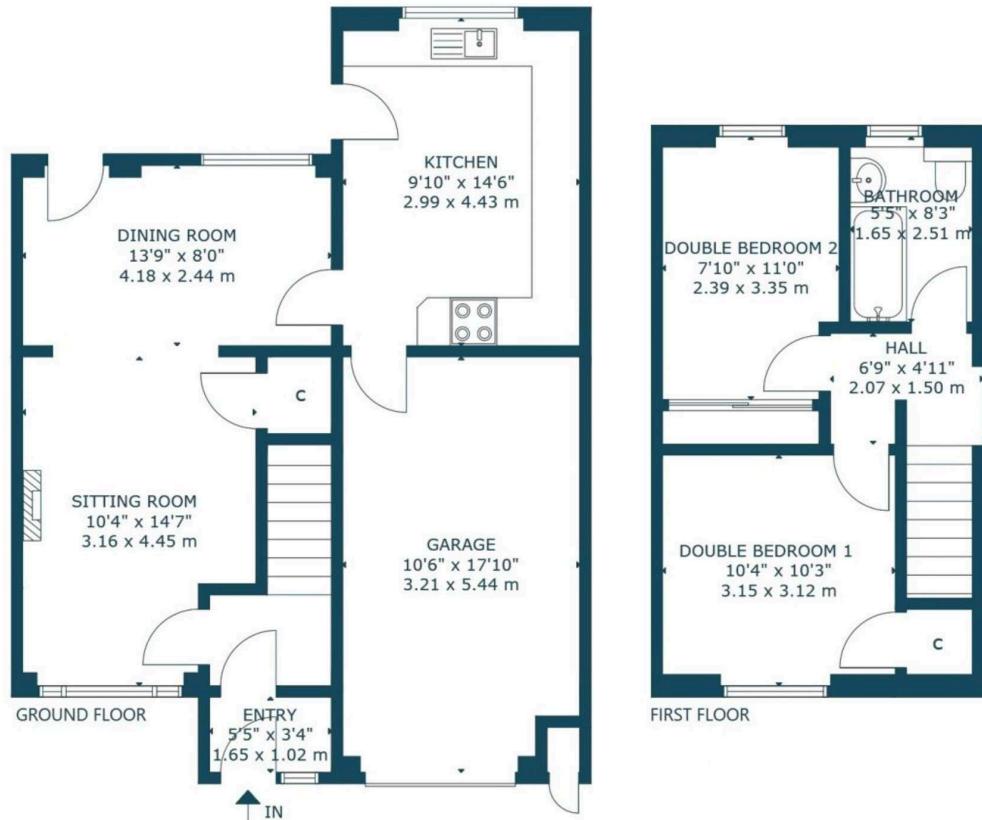
Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. The station at Eskbank 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.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





20 PARSONSPOOL, BONNYRIGG, EH19 3NP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 830 SQ FT / 77 SQ M  
 GARAGE 194 SQ FT / 18 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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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.