





## DESCRIPTION

This attractive two-bedroom semi-detached home offers comfortable and well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors.

Outside, the home benefits from a private garden and off-street parking. Situated in a popular residential area close to local amenities, schools, and transport links, this is a fantastic opportunity to secure a lovely home in a convenient location.

The property comprises of:

- Spacious lounge/diner
- Fitted kitchen leading to conservatory
- Large Primary bedroom
- bedroom 2 with fitted wardrobes
- Modern family shower room
- Private rear garden
- Driveway

Viewing by appointment with Gibson Estate Agents



## Location

Bonnyrigg is a thriving Midlothian town offering the perfect balance of modern convenience and a welcoming community feel. Located only 8 miles from Edinburgh city centre, it benefits from excellent transport links, with regular bus services and nearby rail connections at Eskbank station, making commuting quick and straightforward. The town boasts a wide range of amenities, including supermarkets, independent shops, cafés, and restaurants, as well as highly regarded primary and secondary schools. Outdoor enthusiasts can enjoy nearby parks, scenic walking routes, and golf courses, while Dalkeith Country Park and the Pentland Hills are just a short drive away.

