



Fixed Price

**£235,000**

## 31 Quarryfoot Gardens

Bonnyrigg | Midlothian | EH19 2DH

Enjoying a prime position within a much sought-after residential area, this extended three-bedroom semi-detached house offers spacious and flexible family accommodation just a short walk from the town centre. Ideally located within easy reach of Lasswade Primary School, Broomieknowe Golf Club, and a range of local amenities, this impressive home combines generous proportions, modern interiors, and a desirable setting that will appeal to a wide range of buyers.

3 Bedrooms

2 Public Rooms

1 Bathroom

Garage and Driveway

Front, Side and Rear Gardens

EPC Rating – D

Council Tax Band - C



## Description

The accommodation opens with a welcoming entrance hallway that sets the tone for the well-presented interior. To the front, the bright and spacious reception room offers an ideal space for relaxation and family living. To the rear, a large dining room provides a natural flow through to the modern fitted kitchen, forming the heart of the home and offering an excellent setting for family meals and entertaining. The kitchen is well equipped with a range of wall and base units, ample worktop space, and room for appliances, providing both functionality and style. From the dining area, a door leads to the garage, which is fitted with power and lighting and provides secure parking or useful additional storage. Upstairs, the property features three well-proportioned double bedrooms, all benefiting from natural light and generous space for furnishings. The family bathroom is fitted with a contemporary three-piece white suite, including a separate walk-in shower, complemented by modern tiling and sleek finishes. Additional storage is provided throughout the home, including a fully floored attic with a Velux window and lighting, offering excellent potential for further storage.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property enjoys gardens to the front, side, and rear, providing pleasant outdoor areas for relaxation, play, and gardening. The garage, located to the side of the property, offers private parking, with additional on-street parking available.

## Viewing

Please contact Neilsons on 0131 625 2222.





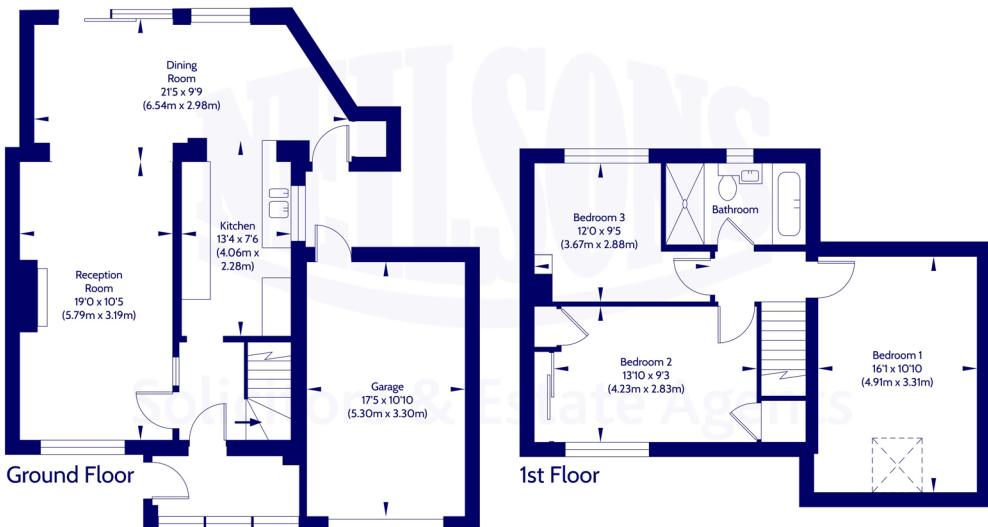
## Location

Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and skate park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.





Approx. Gross Internal Floor Area 106 Sq M /1144 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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