



Offers Over
£175,000

32 Moffat Avenue

Bonnyrigg | Midlothian | EH19 2JS

A fantastic opportunity has arisen to acquire this generously-proportioned three bedroom terraced house pleasantly positioned within a quiet residential pocket of Bonnyrigg. Conveniently positioned within walking distance of the local primary and secondary schools with bus services and local amenities close at hand, the property will undoubtedly suit a multitude of purchasers.

- 3 Bedrooms
- 1 Public Rooms
- 1 Bathroom
- On Street Parking
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - C



Description

Requiring some modernisation throughout, this well-proportioned home boasts a fantastic layout, offering both space and functionality. The entrance hallway leads to a front-facing reception room, while the fitted kitchen at the rear enjoys pleasant garden views. A rear porch provides additional storage and plumbing for a washing machine. Upstairs, the property features two well-sized front-facing double bedrooms, both with built-in storage, along with a generous rear-facing double bedroom, also benefiting from storage and easy-care flooring. The shower room is fitted with a white two-piece suite and a separate shower cubicle.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances (excluding the tumble dryer) and fitted floor coverings.

Gardens

Externally, the enclosed rear garden includes a patio, lawn, and a garden shed, while the front garden is attractively decorated for added kerb appeal.

Viewing

Please contact Neilsons on 0131 625 2222.





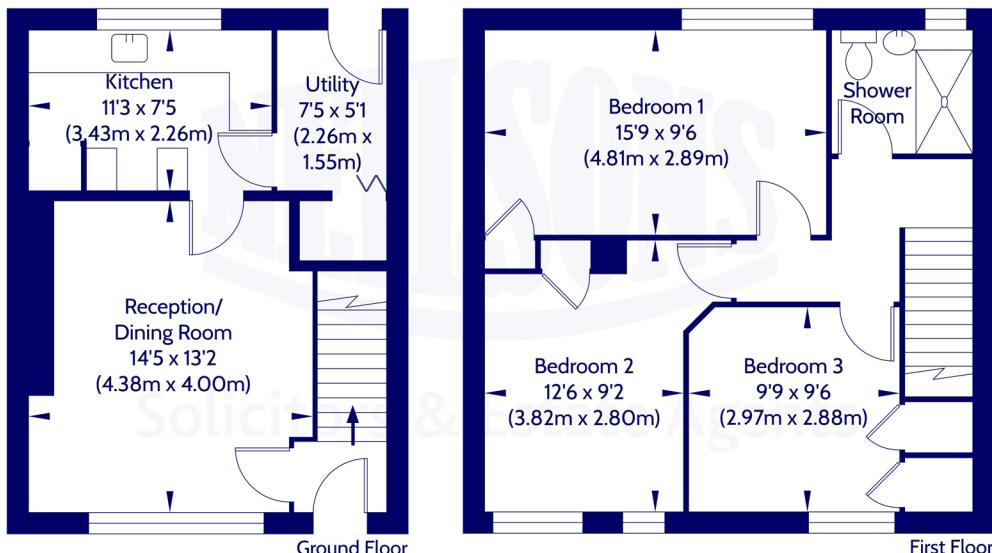
Location

Nestled in the heart of Midlothian, just a short drive from Edinburgh, Bonnyrigg offers the perfect blend of modern convenience and countryside charm. This thriving town boasts excellent transport links, making commuting effortless, while top-rated schools provide quality education for families. Bonnyrigg is rich in green spaces, with scenic parks, woodland walks, and cycling trails, perfect for outdoor enthusiasts. Residents enjoy a strong sense of community, supported by local shops, cafés, restaurants, and leisure facilities, including golf courses and sports clubs. With its welcoming atmosphere, excellent amenities, and easy access to both city life and the great outdoors, Bonnyrigg is a fantastic place to call home.





Approx. Gross Internal Floor Area 80 Sq M / 858 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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