

OFFERS OVER £250,000

9 Rose Terrace
Bonnyrigg, EH19 3RB

drummondmiller
Solicitors & Estate Agents



- Two-bedroom detached bungalow
- Convenient single-level accommodation
- Two well-proportioned bedrooms
- Private garden space and driveway
- Gas central heating & double glazing
- Ideal for downsizers, retirees, first-time buyers or professionals
- Close to local amenities
- EPC C

Description

Situated within a popular residential area of Bonnyrigg, this attractive two-bedroom detached bungalow offers comfortable and versatile single-level living.

The property provides well-proportioned accommodation throughout, with a welcoming entrance leading into the main living areas. The bright and comfortable living room provides an inviting space to relax and unwind, while the kitchen offers a practical setting for everyday living.

There are two well-sized bedrooms, providing flexibility for a variety of buyers. The accommodation is ideally suited to those looking to downsize, retirees seeking the convenience of single-storey living, first-time buyers or anyone looking for a manageable detached home.

A particular feature of the property is the private garden space, providing an excellent outdoor area for enjoying the warmer months, entertaining guests or simply relaxing in a peaceful setting.





Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

Garden and Parking

The property benefits private front and back garden space and a large driveway for multiple cars.

Location

Bonnyrigg is a popular Midlothian town, ideally positioned just a short distance from Edinburgh and offering an appealing combination of convenient amenities, excellent transport links and attractive surrounding countryside.

The town provides a good selection of everyday facilities, including local shops, cafés, restaurants, supermarkets, schools and community amenities. There are also a number of parks, walking routes and recreational facilities nearby, making the area well suited to both families and those looking to enjoy an active outdoor lifestyle.

Valuation

The property has been valued at £260,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band E.

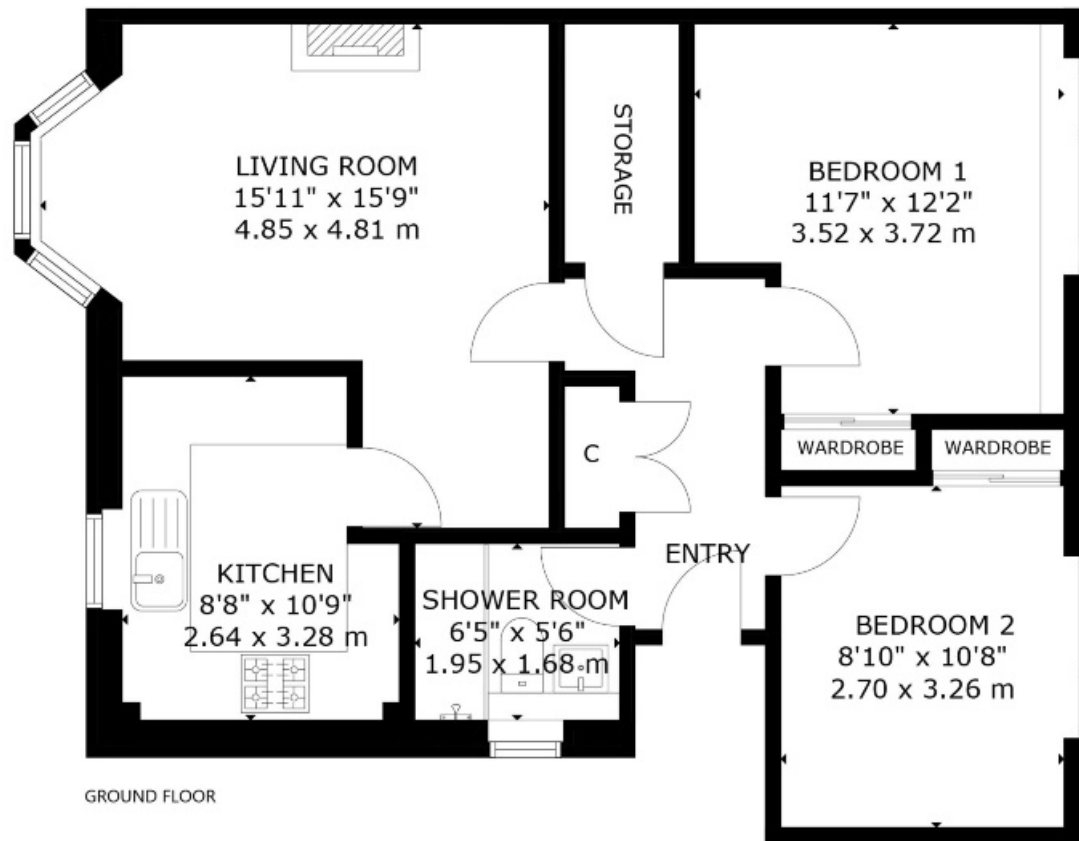
Extras

The cooker, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





GROUND FLOOR

9 ROSE TERRACE, BONNYRIGG, EH19 3RB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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