

# 4 Rose Path

BONNYRIGG, MIDLOTHIAN, EH19 3RP



*BEAUTIFULLY MAINTAINED THREE-BEDROOM  
BUNGALOW IN THE HIGHLY DESIRABLE  
BONNYRIGG AREA OF MIDLOTHIAN*



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McEwan Fraser Legal is delighted to present this beautifully maintained three-bedroom bungalow in a highly desirable residential location in Edinburgh. The property is in walk-in condition and offers generous living space, modern features and flexible accommodation ideal for families or professionals alike.

Inside, the property comprises a bright and spacious lounge with engineered oak flooring, offering an inviting space for relaxing or entertaining.





There is a fully equipped kitchen with a gas hob, fan oven, freestanding white goods and ample storage. The kitchen also benefits from rear access leading to a low-maintenance outdoor space with decking and stone finishes, ideal for outdoor dining.





The property also features a generous dining space leading to the upper floor, as well as a bright conservatory with rear access, creating a perfect spot to enjoy views of the garden all year round.



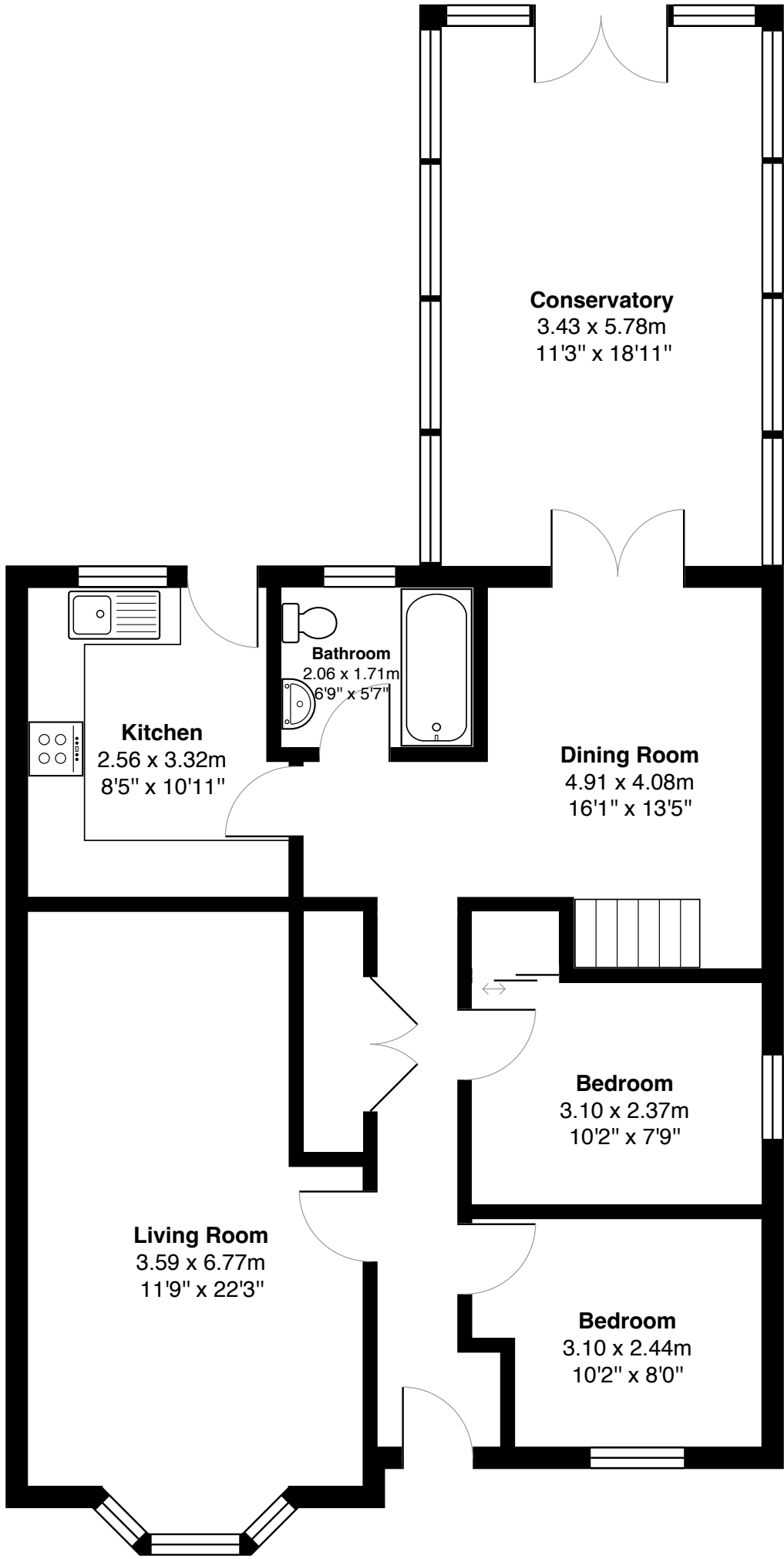


There are three well-proportioned bedrooms, two of which include built-in wardrobes providing excellent storage, with the third offering flexibility as a bedroom, home office or guest room. And there is a modern family bathroom with a three-piece suite and a shower over the bath.

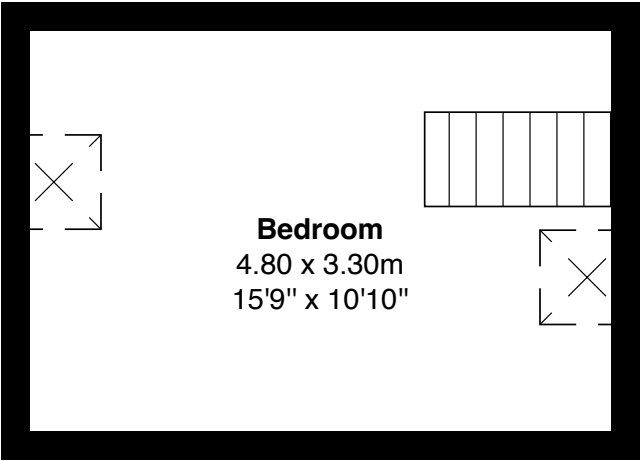








Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: C







In addition to this, the property benefits from double glazing throughout, a gas boiler with a water tank and an Emerson system, double driveway parking, and planning permission in place for a garage. The home sits on a corner plot with a well-presented front and side area, providing further outdoor appeal.

All alterations meet planning requirements, with certificates authorised approximately 15 years ago, ensuring peace of mind for future owners.

This is a rare opportunity to acquire a well-presented and versatile family home in a convenient and sought-after location, offering excellent amenities, schools and transport links nearby.







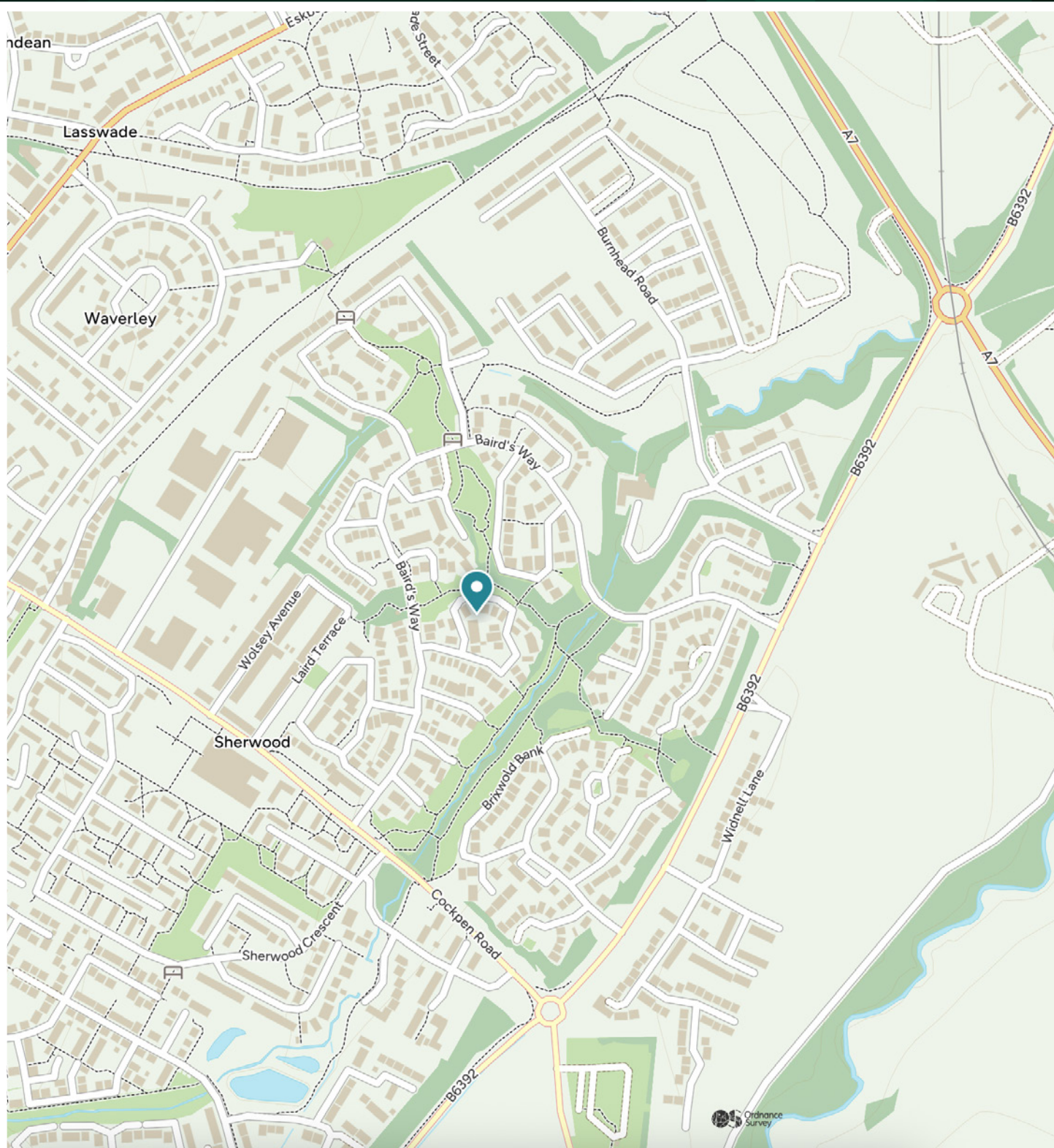
DALHOUSIE CASTLE

Bonnyrigg is a thriving Midlothian town roughly eight miles from Edinburgh. Set within open countryside, it lies within a crescent of similar towns stretching from Musselburgh to Penicuik. The town is an excellent shopping centre, attracting people from a wide radius with its diverse retail, banking, and post office services, plus a lively Thursday market. For more options, Dalkeith is easily accessible.

Local amenities include a library, a swimming pool, tennis courts, golf courses at Broomieknowe and Newbattle, a sports complex, and a bowling green. There are also primary schools of both denominations.

Bonnyrigg offers excellent transport links. The City Bypass is minutes away, providing easy access to major trunk routes for travel throughout Scotland. A frequent bus service runs to Edinburgh, and by car, the trip often takes under twenty minutes outside of peak times.





# McEwan Fraser Legal

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