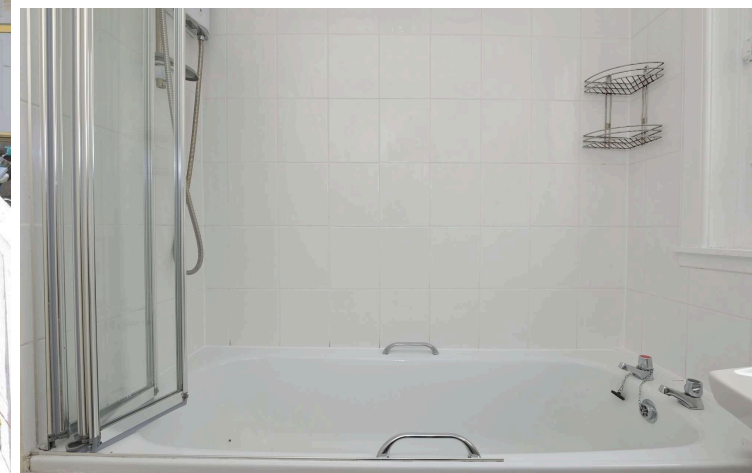


ALLINGHAM&CO

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Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

41 Eskdale Terrace, Bonnyrigg, EH19 2BN

1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: C

Location

The 3 bedroom mid terraced property is located within a well-established and highly desirable residential area of Bonnyrigg, ideally placed for excellent local amenities and superb commuting links.

Once a historic village, Bonnyrigg has become one of Midlothian's most sought-after commuter towns, offering a strong community feel alongside excellent amenities. The town benefits from a range of local shops, a modern high school with public leisure facilities and swimming pool, well-regarded primary schools, King George V Park and a popular golf course.

Its close proximity to the Edinburgh City Bypass and Edinburgh itself (approximately 8 miles away) makes Bonnyrigg particularly appealing to commuters. The area is well served by frequent bus services, while rail connections are available nearby at Eskbank Station (around one mile away). Straiton Retail Park offers a wider range of retail and leisure options, while the surrounding open countryside provides attractive walking and cycling routes, including National Cycle Route 196

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with storage cupboard

Lounge

Kitchen with white goods included (believed to be in good working order but condition not warranted)

Rear hall with storage cupboard and entrance to rear garden.

Bathroom with 3-piece bathroom suite with electric over bath shower.

Three bedrooms.

Extra Features

Full Gas Central Heating

Partial double glazing

Garden to front and large garden to the rear

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ALLINGHAM & CO OFFICES

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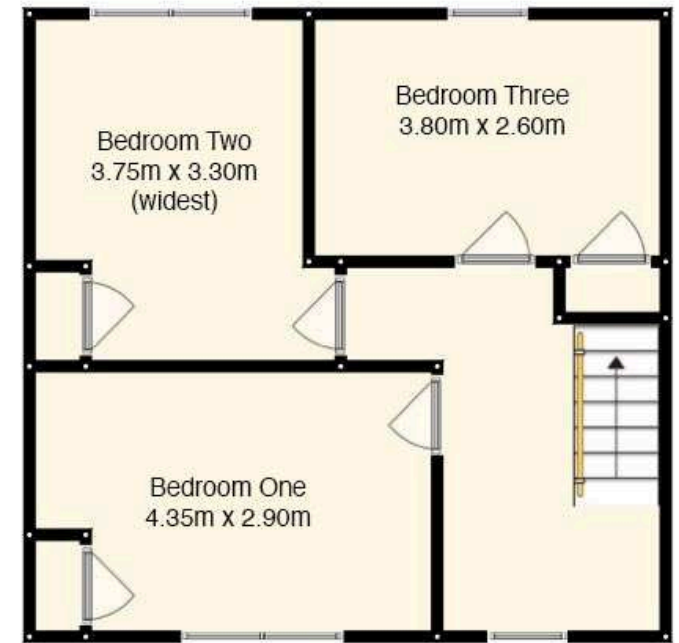
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
90m²

