



25 Bonnyrigg Road, Eskbank, Midlothian, EH22 3HB



Welcome

Welcome to 25 Bonnyrigg Road—a charming three-bedroom terraced house located in the highly regarded Eskbank area of Midlothian. This home offers generous space and is perfectly placed within easy walking distance to all amenities and transport links, making it a great fit for first-time buyers, professional couples, or young families. The property does not now require some upgrading but given its location and the space on offer it represents excellent value in today's market, interested buyers are encouraged to act fast. Private gardens at both the front and rear add to its appeal, with the rear garden having a summerhouse, in addition the property features sash and case windows, some double glazing and gas central heating. Viewings are available by appointment only and we advise early viewing to avoid disappointment.

- Entrance hall with stairs to the upper level, store cupboard and under stair store
- Spacious living room with twin front facing sash and case windows, gas fire (no warranty applies)
- Fitted kitchen with rear garden access, a range of base and wall units, touch control electric hob, and oven
- Ground floor shower room with shower cubicle, wc, and sink
- Upper hallway with loft ladder access, front facing window and store cupboard
- Main bedroom with facing window, and built-in storage
- Bedroom two with rear facing window and airing cupboard
- Bedroom three again with rear facing window, and built-in storage
- Gas central heating, single sash and case windows and some double glazing
- Private front and rear gardens, rear garden with summerhouse, and shed





Eskbank

Eskbank boasts a selection of well-regarded primary and secondary schools in the area, making it an ideal location for those seeking quality education options. The neighbourhood features a variety of independent shops, welcoming cafés, and traditional pubs, all contributing to a keen sense of community. Excellent transport links-both road and rail-ensure swift and straightforward access to Edinburgh city centre and surrounding towns, ideal for commuters and those seeking the cultural vibrancy of the capital. With its harmonious balance of convenience, community spirit, and scenic beauty, Eskbank stands as one of Midlothian's most desirable places to call home.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. No warranty applies to the gas fire, any integrated appliances, white goods or moveable items included in the sale.



Get in touch

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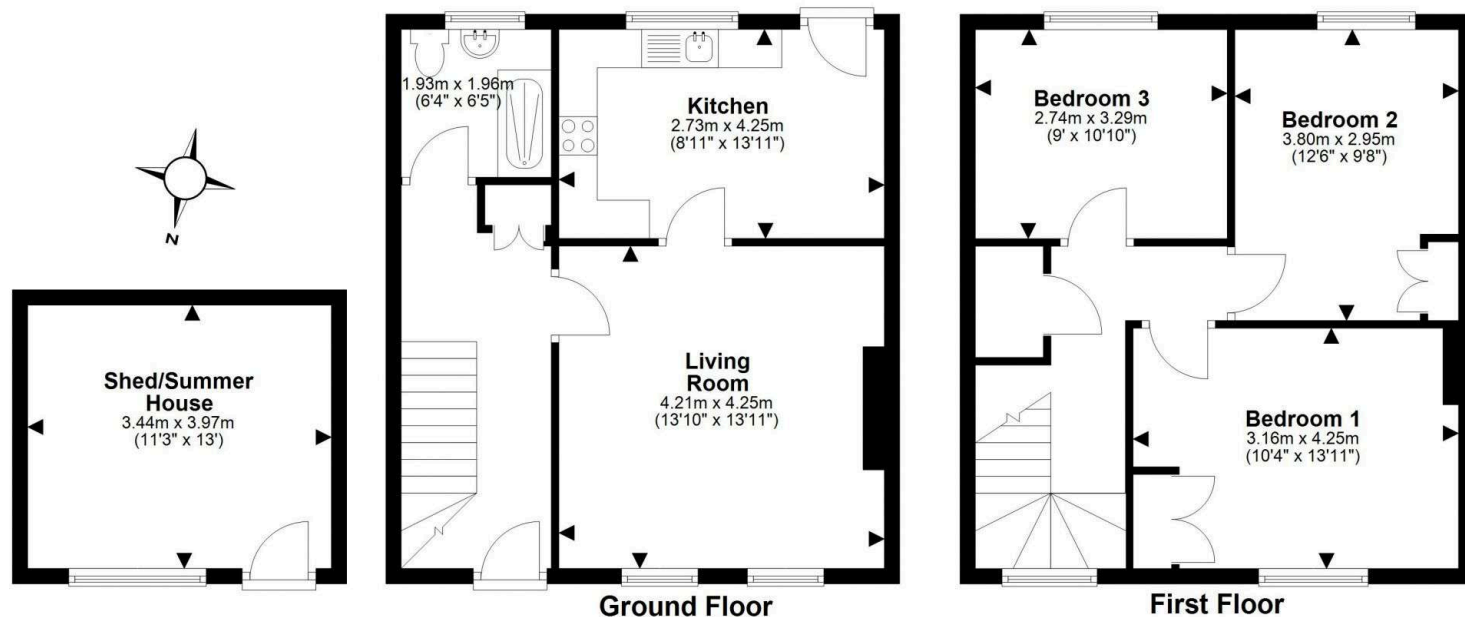
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.