



17 Gladstone's Gait, Bonnyrigg, EH19 3GA

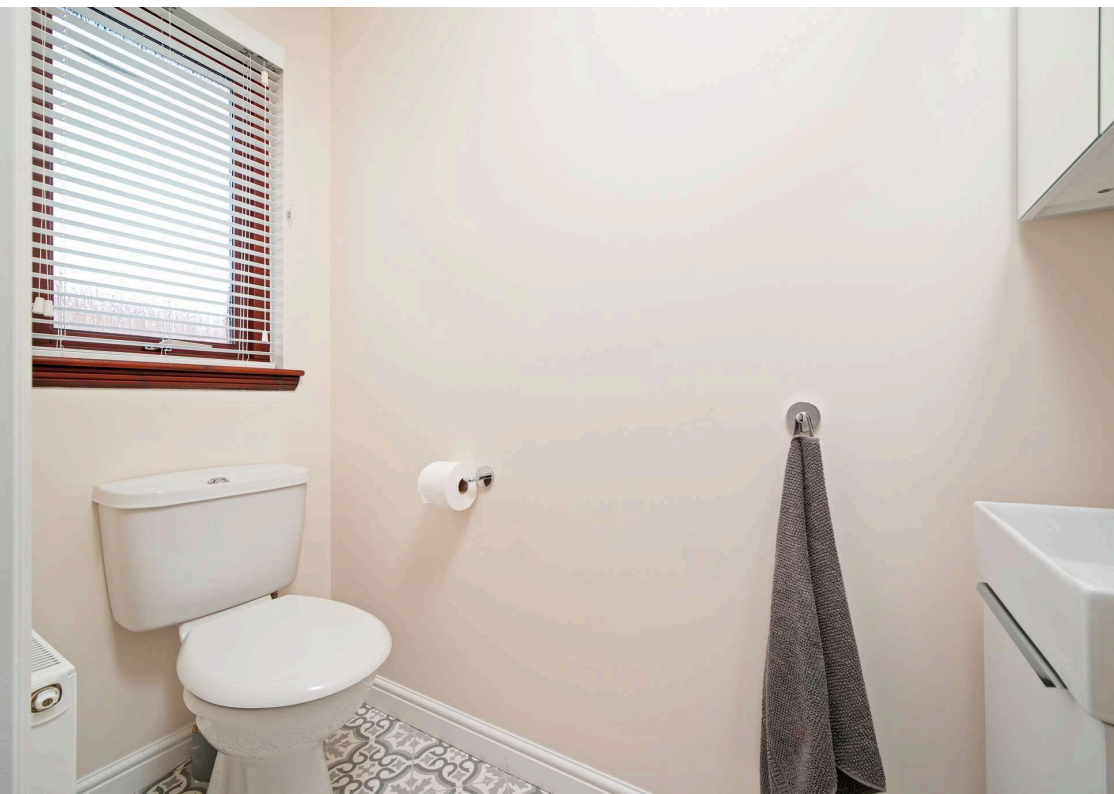


## Welcome

Welcome to 17 Gladstone's Gait - a superbly spacious three-bedroom end-terraced home offered for sale in the ever-popular bustling town of Bonnyrigg, Midlothian. Conveniently located in a modern and much sought-after residential estate, this spacious property is within walking distance of all local schooling and amenities making it the ideal choice for first time buyers, professional couples, and those with a young family. Presented in lovely walk-in condition, this property benefits from double glazing, gas central heating, well-kept private garden grounds to the front, and rear, with allocated and visitor parking.

- Entrance hall with built-in glass shelved display
- Ground floor WC
- Spacious living room with front facing window
- Lovely modern fitted dining kitchen with a range of base and wall units, gas hob, extractor, oven, and integrated appliances including a washing machine, dishwasher, and fridge freezer, with ample dining space
- Upper hallway with storage, and loft ladder access (floored, with light)
- Main bedroom with fitted double wardrobe
- Bedroom two with built-in wardrobes
- Bedroom three with built-in mirrored wardrobes
- Gorgeous, newly fitted, family shower room, walk-in full width shower with drying area, raindrop shower and attachment, wc and sink with combined vanity unit, and built-in store cupboard
- Gas central heating and double glazing
- Private garden grounds to the front and rear, ideal for relaxation and entertaining
- Allocated parking space and ample visitor parking







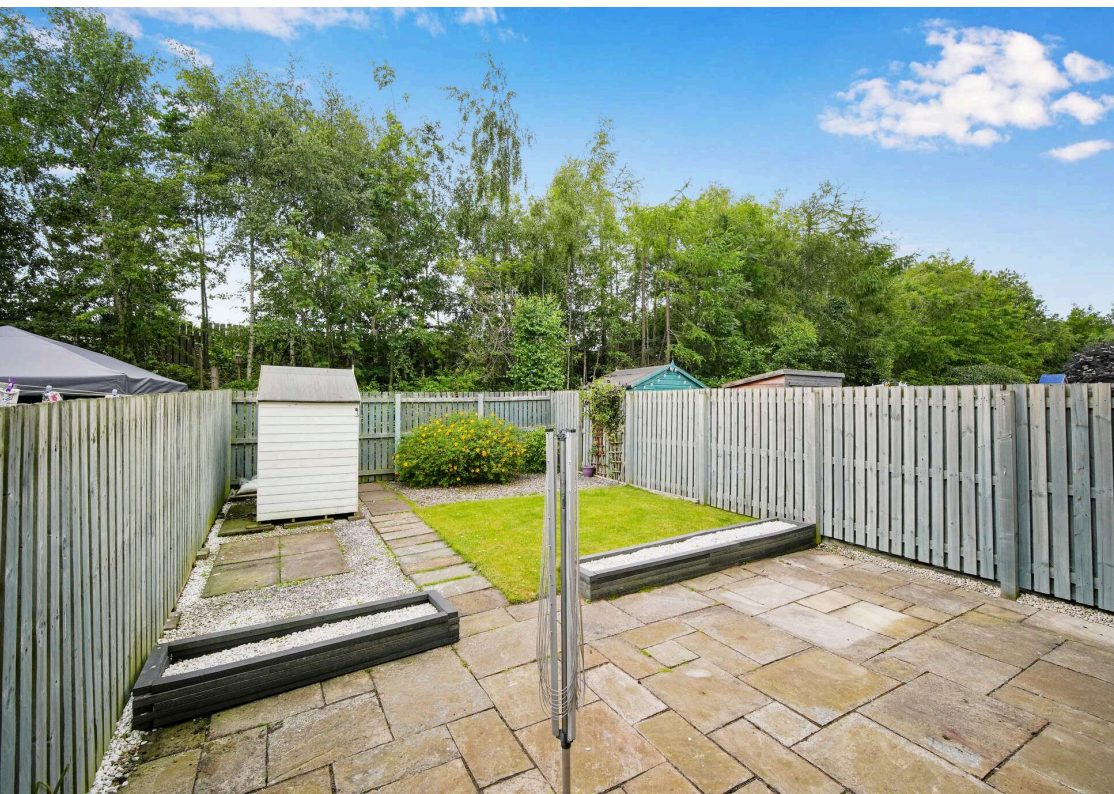
## Bonnyrigg

Bonnyrigg is a thriving town situated in the heart of Midlothian, offering a harmonious blend of modern amenities and traditional charm. Residents enjoy excellent local facilities including shops, cafés, schools, and leisure centres, all within easy reach. The area boasts superb public transport links and road access to Edinburgh, making it ideal for commuters as well as families seeking a welcoming community atmosphere. Scenic parks and green spaces provide opportunities for outdoor recreation, while the town's vibrant local events contribute to its friendly and lively character.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining units in the living room, the dresser unit in the dining area, and the garden shed. No warranty applies to any integrated appliances, white goods or moveable items included in the sale.





# Get in touch

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 0131 240 3818

Property Hub:

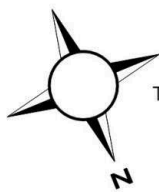
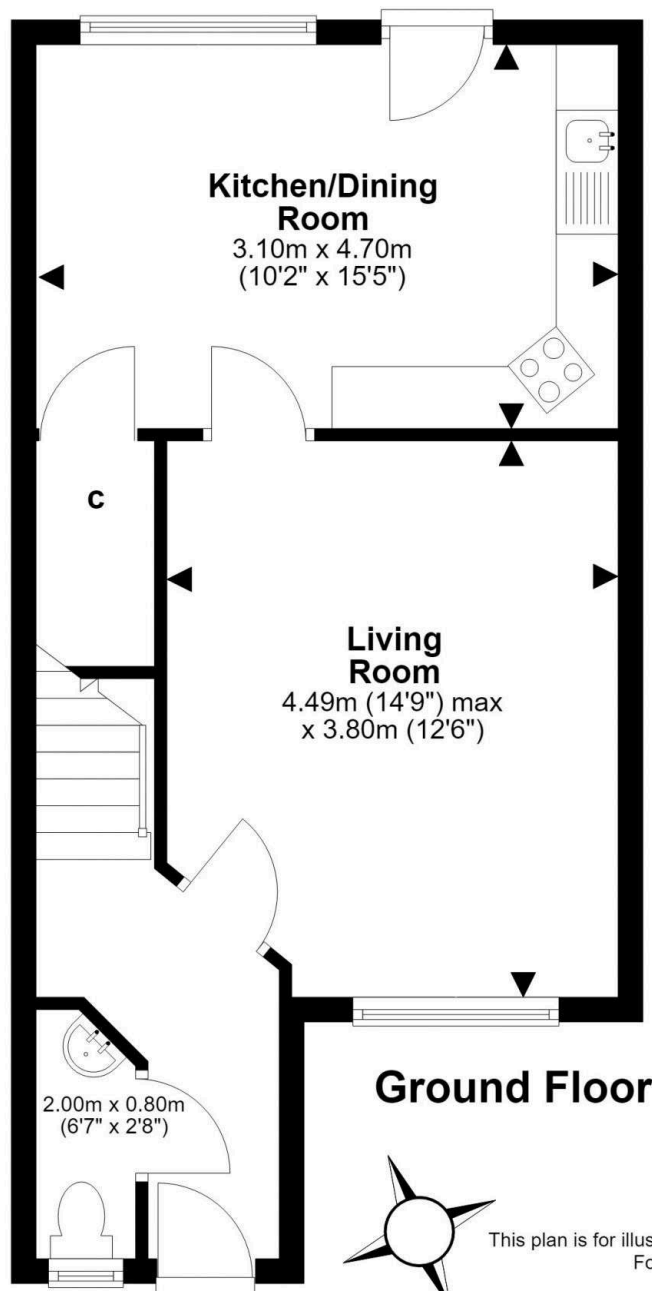
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

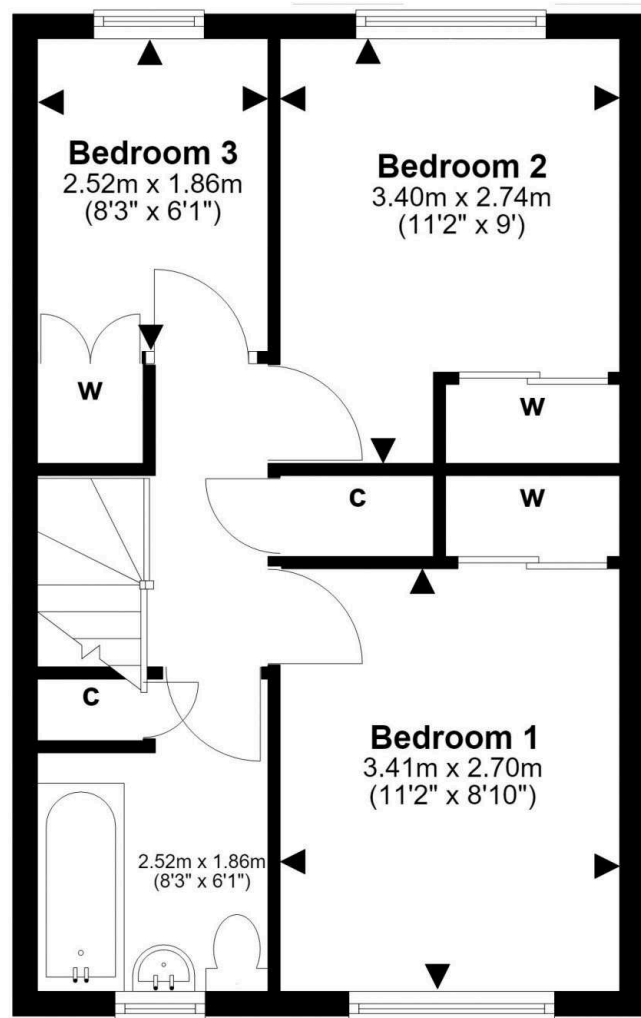
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



**First Floor**