

OFFERS OVER £175,000

27 Seaforth Terrace  
Bonnyrigg, EH19 2PF

drummondmiller  
Solicitors & Estate Agents



- Spacious Three-bedroom end-terraced family home in a popular residential area
- Ideal for first-time buyers, professional couples, and families
- Private front and rear gardens offering good outdoor space
- Unrestricted on-street parking is available directly outside the property
- Conveniently located close to schools, local amenities, and transport links to Edinburgh
- EPC C

### Description

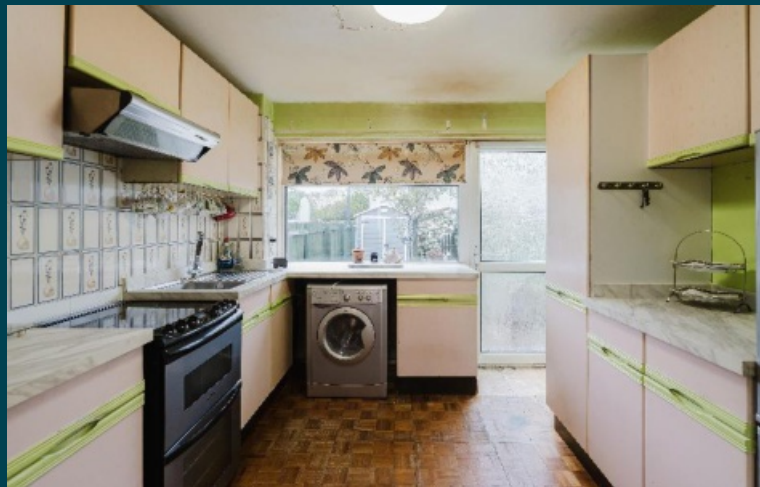
Drummond Miller is delighted to present this appealing three-bedroom end-terraced family home to the market.

Upon entering, you are welcomed into a spacious entry hall which leads onto the living/dining room, offering an ideal space for both relaxing and entertaining. To the rear, the fitted kitchen provides ample storage and workspace, with direct access to the garden.

Upstairs, the property offers three well-proportioned double bedrooms and a modern family shower room.

The home is presented in good condition throughout and offers excellent potential for a range of purchasers, including first-time buyers, professional couples, and families.

This attractive property is expected to generate significant interest, and early viewing is highly recommended.





### Central Heating and double glazing

There are double-glazed windows throughout and warm air central heating.

### Garden and parking

Externally, the property enjoys private garden grounds to both the front and rear, offering excellent outdoor space for families, entertaining, or general relaxation.

There is also ample unrestricted on-street parking available directly outside the property, providing convenient parking for residents and visitors alike.

### Location

Located in the popular Midlothian town of Bonnyrigg, the property enjoys a convenient setting with an excellent range of local amenities close at hand. Bonnyrigg offers a variety of shops, supermarkets, cafés, and leisure facilities, along with highly regarded schooling at nursery, primary, and secondary levels.

The area is particularly popular with commuters thanks to its excellent transport links, including regular bus services and nearby rail connections providing easy access to Edinburgh City Centre and surrounding areas. In addition, the City Bypass is easily accessible, linking to Scotland's central motorway network.

A range of parks, walking routes, and outdoor recreational facilities are also nearby, making the area an ideal choice for families and those seeking a balance of town and country living.

### Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £185,000 and a link to the Home Report is available from the ESPC website.

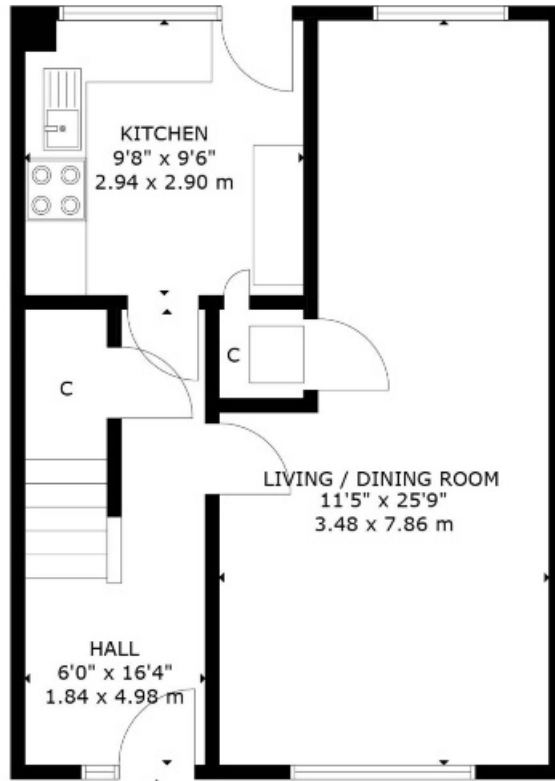
### Viewing

By appointment only, telephone 0131 229 3399.

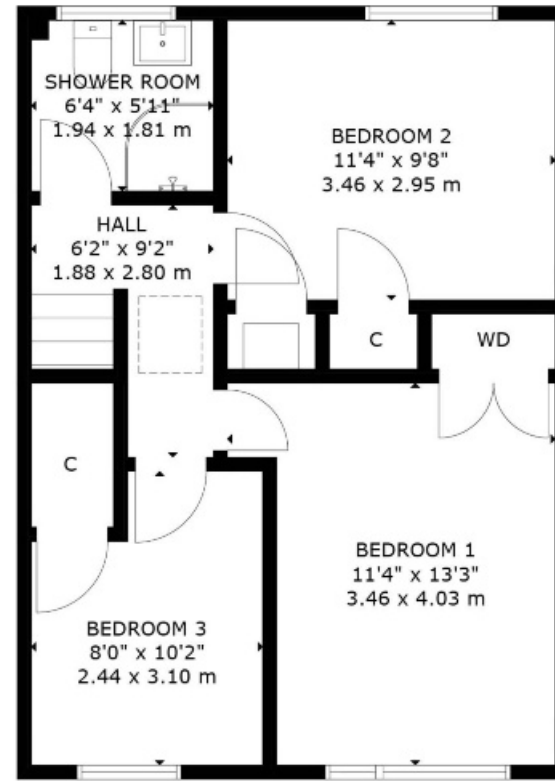
### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





GROUND FLOOR



FIRST FLOOR



27 SEAFORTH TERRACE, BONNYRIGG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ FT / 86 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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