



7 Myredale, Bonnyrigg, Midlothian, EH19 3NW



Welcome

Welcome to 7 Myredale- a superbly extended stunning family home, this outstanding four-bedroom semi-detached house is set in a quiet cul de sac in an established much sought-after residential estate in the lovely Midlothian town of Bonnyrigg. Conveniently located close to all amenities, main bus routes and within walking distance of both primary and secondary schooling, it is thought this property will make the ideal family home. The accommodation is offered in excellent condition throughout having been well maintained and improved by its current owners to offer spacious and flexible family accommodation over two levels. The property provides good sized private garden grounds to the front, with the rear gardens offering an ideal space for outside entertaining. In addition, it benefits from double glazing, gas central heating and a driveway for off street parking. This superb family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Spacious family home with flexible accommodation in excellent order throughout
- Entrance hallway with stairs to the upper level with movement sensing stair lighting
- Spacious living room with window to the front, feature electric fire with marble fireplace, and under stair store
- Dining room with French doors to the rear garden
- Beautifully appointed kitchen with a range of base and wall units, gas hob, extractor, oven, integrated dishwasher, washing machine, and fridge freezer
- Principle ground floor bedroom with front facing window
- En-suite shower room with double shower base, wc, and sink
- Upper hallway with side facing window and loft access
- Lovely fully tiled family bathroom with P-shape shower bath, shower screen, wc and wall mount sink, with heated towel radiator
- Bedroom with window to the rear featuring built-in wardrobes
- Bedroom with window to the front, including wardrobes
- Bedroom, currently used as a dressing room, front facing window, built-in mirrored wardrobes and shelved storage
- Gas central heating and double glazing
- Integral boiler/utility room accessed from the rear garden
- Private garden grounds to the front and rear which are ideally designed for outside entertaining
- Driveway for off street parking with ample additional unrestricted on street parking







Bonnyrigg

Bonnyrigg is a thriving town situated in Midlothian, renowned for its welcoming community atmosphere and excellent local amenities. Residents enjoy easy access to a range of shops, cafés, and leisure facilities, as well as reputable schools and green spaces ideal for families and outdoor enthusiasts. The area offers superb transport links to Edinburgh and surrounding regions, making it a popular choice for commuters seeking a balance between convenient city access and peaceful suburban living.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and free-standing bedroom wardrobes. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be included by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

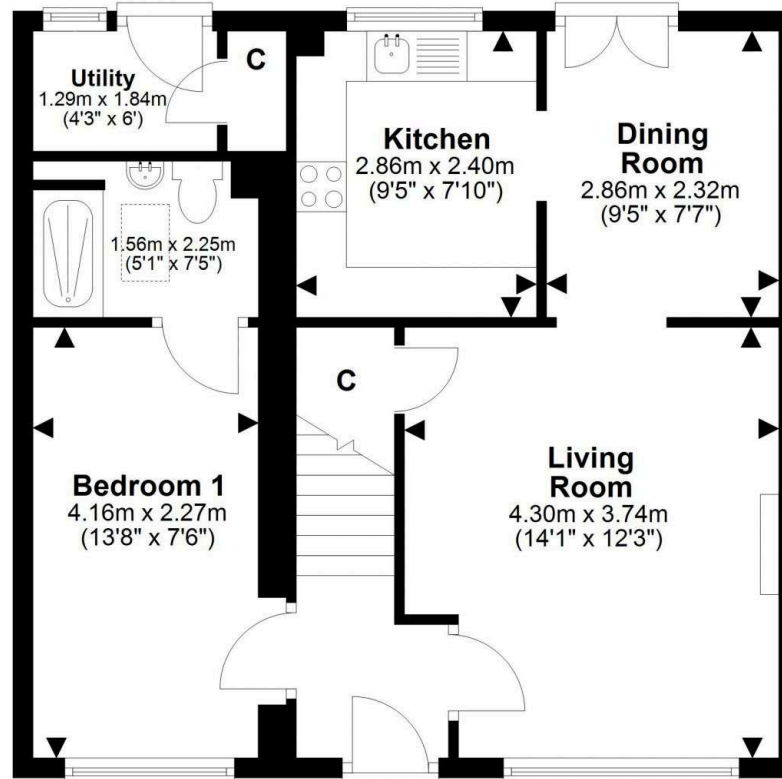
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

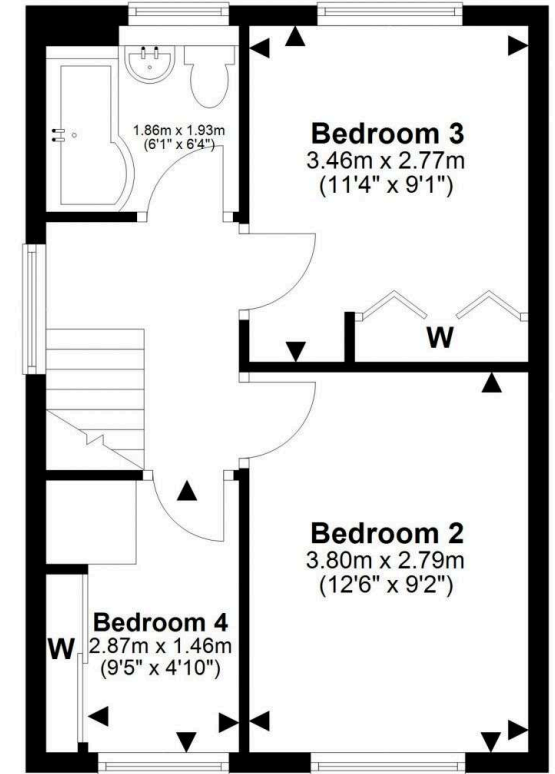
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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. Plan produced using PlanUp.