



Generous family accommodation

Three-bedroom, semi-detached home



Situated in a sought-after residential area of Bonnyrigg, this spacious three-bedroom semi-detached home of non-traditional build, offers generous family accommodation and excellent outdoor space. The property enjoys a convenient location close to a wide range of everyday amenities, including shops, schools, leisure facilities, and public transport services, making it an ideal choice for families, first-time buyers, commuters, and those looking for a property they can personalise and make their own. The welcoming entrance hall provides useful storage and an under-stair area, creating a practical first impression. To the front of the property, the bright and spacious living room benefits from a large picture window, allowing an abundance of natural light to flood the room. The well-proportioned breakfasting kitchen is fitted with a range of units, complementary work surfaces, and appliances. A breakfast bar offers an ideal space for informal dining, while additional storage includes a cupboard housing the boiler. A door provides direct access to the side of the property. The family bathroom is fitted with a suite incorporating a shower over the bath and benefits from a window providing natural light and ventilation. On the upper level, the landing features a useful storage cupboard and access to the attic. There are three generous double bedrooms, each benefiting from built-in storage cupboards, offering excellent space and practicality. The property is set within attractive garden grounds. To the front there is a well-maintained garden, while a generous driveway provides ample off-street parking. The rear garden offers excellent outdoor space for relaxing and entertaining, featuring a patio area, lawn, greenhouse, and garden shed. Early viewing is highly recommended to appreciate the space, convenience, and potential this appealing home has to offer.

Key Features

Entrance hallway

Living room

Breakfasting kitchen

Bathroom

Three double bedrooms

Attic

Gas central heating and double glazing

Garden and Driveway

Non-traditional construction

Ideal for families, first-time buyers, commuters, and buyers seeking a home with scope to add their own style and value



Bonnyrigg

The town of Bonnyrigg is situated beside the A7, approximately half a mile of the City bypass. It enjoys an attractive location within the valley of the River Esk on the outskirts of Dalkeith. Bonnyrigg is an ideal commuter base allowing quick access to Edinburgh City by-pass offering links to various parts of the city, the A1, the M8/M9, the Forth Road Bridge and Edinburgh International Airport. The retail parks at Straiton and Fort Kinnaird are just a short drive away. The town centre provides an excellent choice of shops and services and the district is well served from nursery through to secondary schooling. Also in easy reach of the new Midlothian Community Hospital. There is a good choice of recreational amenities nearby including pleasant walks, cycle routes in the surrounding countryside, a choice of golf courses, leisure facilities at the Lasswade Centre.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine, tumble dryer, greenhouse and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£200,000

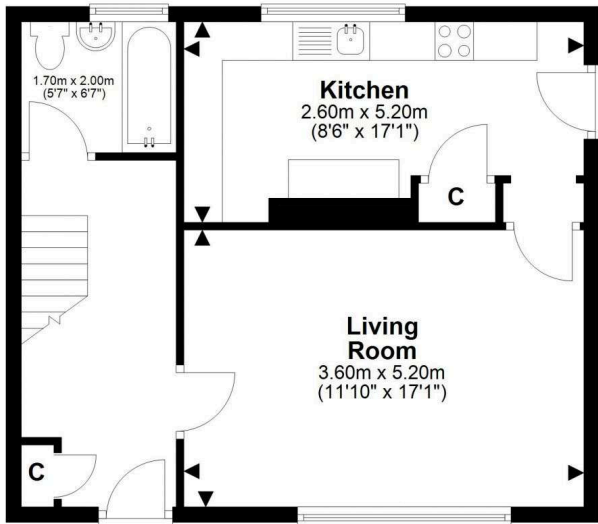
EPC Rating

D

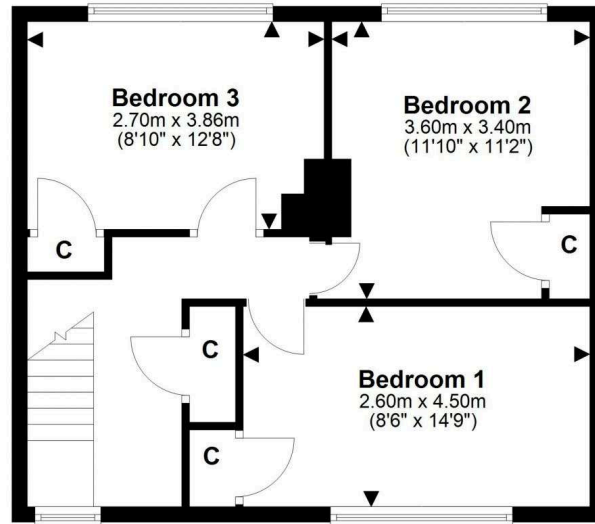
Tenure

Freehold





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.



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