



43 Lothian Street, Bonnyrigg, Midlothian, EH19 3AE

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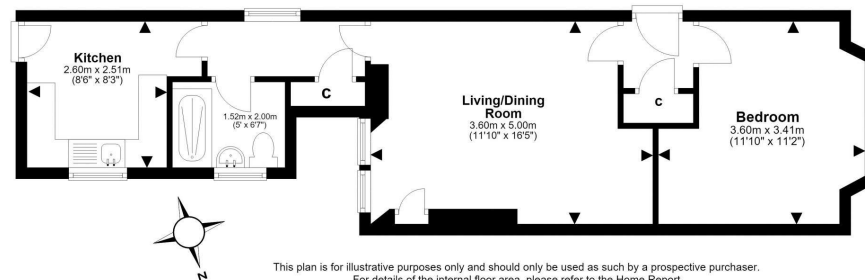
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CHARTERED FIRM

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.



Welcome

Welcome to 43 Lothian Street, Bonnyrigg, another great first-time purchase, or fantastic opportunity for those looking to downsize with ground floor living. McDougall McQueen are delighted to present to the market this extended, spacious ground floor, one-bedroom flat, position close to Bonnyrigg town centre in a traditionally built building of similar style properties, well placed for a great range of amenities with excellent road, bus, and rail links nearby. The property does now require some refurbishment, but does benefit from double glazing, gas central heating, and private garden grounds. Viewing is by appointment only.

- Extended accommodation providing ample living space
- Entrance hallway with large store cupboard
- Double bedroom with twin front facing windows
- Spacious living and dining room with twin windows to the rear, and fireplace with gas fire (no warranty, supply capped)
- Inner hall with store cupboard
- Shower room, large shower cubicle with electric shower, wc, sink, and heated towel radiator
- Kitchen with a range of base and wall units, and access to the rear garden
- Double glazing and gas central heating
- Small private garden to the front, with a larger private area to the rear

