



# 56 Pentland Road

Bonnyrigg, Midlothian, EH19 2LQ



VMH ESTATE AGENTS



## Delightful end terraced house with private garden & large driveway

- Spacious sitting/dining room
- Recently fitted modern kitchen
- 2 generous double bedrooms
- Newly upgraded bathroom
- Bright & well proportioned
- Lovely open outlook
- Popular & convenient location
- Private gardens to the front & rear
- Large driveway
- Gas central heating with Hive control
- Double glazing

Offers Over:

**£200,000**



Further information can be found in the home report.

## About the Property

Located in the popular town of Bonnyrigg this superb end terraced house benefits from a large driveway to the front and a lovely private garden to the rear.

The interior is bright, generously proportioned and well laid out over two levels. The accommodation is presented in great condition throughout, with both the kitchen and bathroom recently upgraded to a modern standard.

Further benefits include a Hive home heating system installed in 2022 for added comfort and efficiency, along with a full rewire completed in 2023, giving added reassurance.

## Extras

All fitted floor coverings, blinds, curtains, curtain poles, hob, extractor hood, double Siemens ovens, fridge/freezer, dishwasher, and washing machine to be included in the sale.





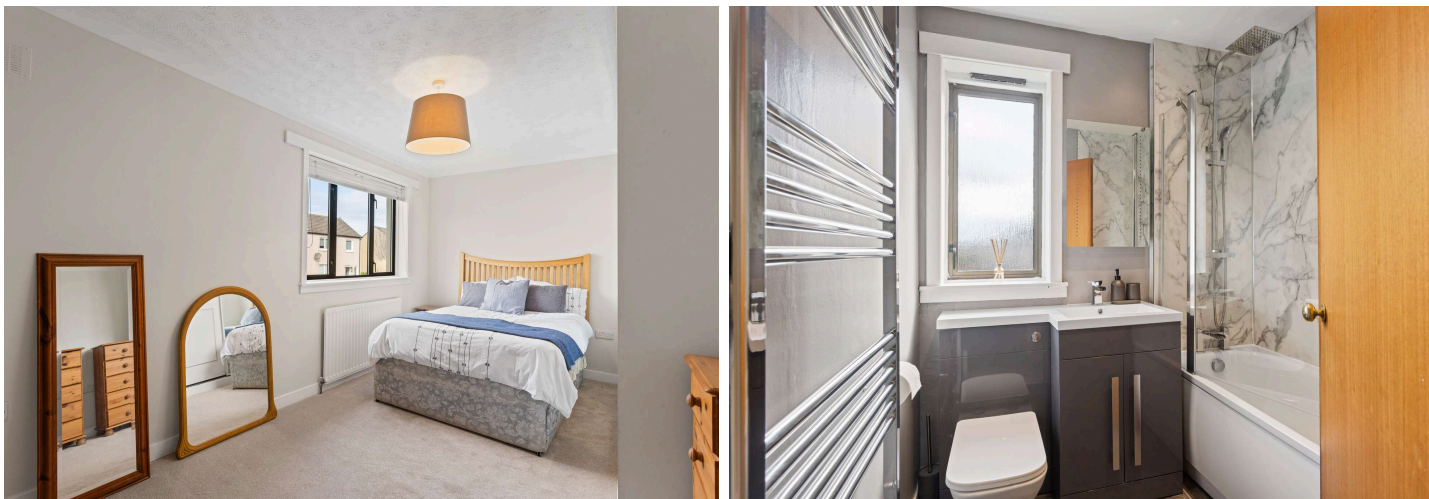
## 📍 Location

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre.

The town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further facilities include a medical centre, a local hospital, five primary schools and a high school.

Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg offers a range of outdoor pursuits, including walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course.

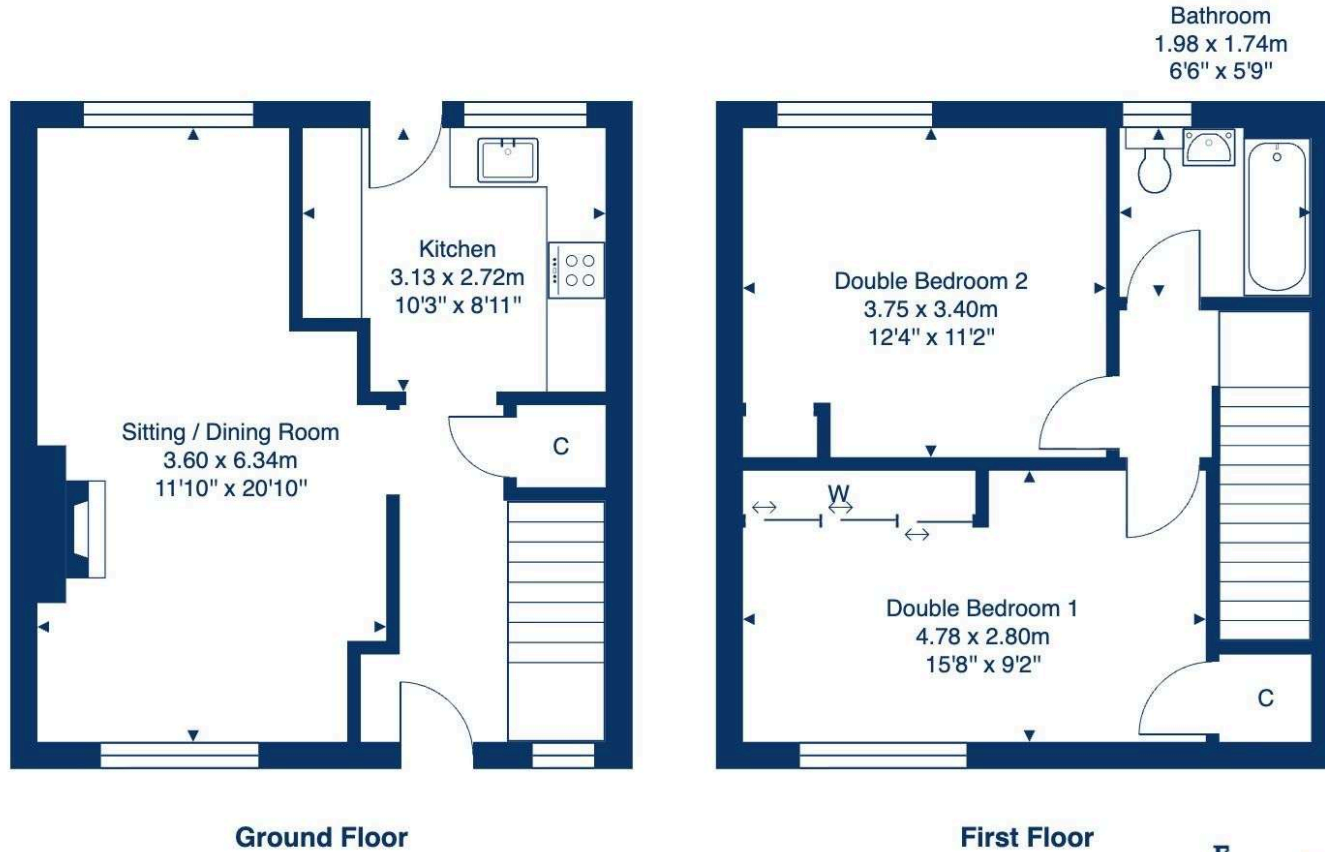
Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.





# Floor Plan

56 Pentland Road, Bonnyrigg, EH19 2LQ



Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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