



Fixed Price

**£240,000**

## 16 Quarryfoot Green

Bonnyrigg | Midlothian | EH19 2EJ

Lovely three-bedroom end-terraced villa quietly pocketed within the ever-popular Midlothian town of Bonnyrigg. Occupying a generous corner plot with sizeable private gardens, and positioned close to superb amenities and transport links, the property is ideally suited to young families and professionals alike.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Lock-up garage
- EPC Band - D
- Council Tax Band - D



## Description

A front entrance porch leads into the bright and spacious lounge/diner, which enjoys a dual aspect allowing for excellent natural light throughout the day. The room offers ample space for both lounge and dining furniture, features a useful cloak cupboard, and includes a convenient breakfast hatch connecting through to the kitchen. The kitchen is well laid out and fitted with a range of integrated white goods, complemented by partial tiling in the splash areas for easy upkeep and under-unit lighting. The first-floor landing benefits from useful storage, including a linen cupboard and an additional large storage cupboard. The principal bedroom is well proportioned, front facing, and features fitted wardrobes along with plenty of space for freestanding furniture. Bedroom two is a comfortable rear-facing double with its own storage cupboard, whilst bedroom three is a versatile single room with an integrated double wardrobe, offering flexible use as a nursery or home office. The bathroom is finished with a combination of partial tiling and panelling and includes a shower over the bath and a heated towel rail.



Further benefits include gas central heating with Hive control system and double glazing throughout.

## Gardens & Parking

The property is situated on a generous corner plot with well-maintained private gardens to the front, side and rear. The front garden is laid with artificial grass for ease of maintenance with path leading to the front door. To the rear there are areas of patio and chip stones, the ideal space for outside dining/relaxing. There is a private lock-up garage located within the development.



## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, and extractor hood, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





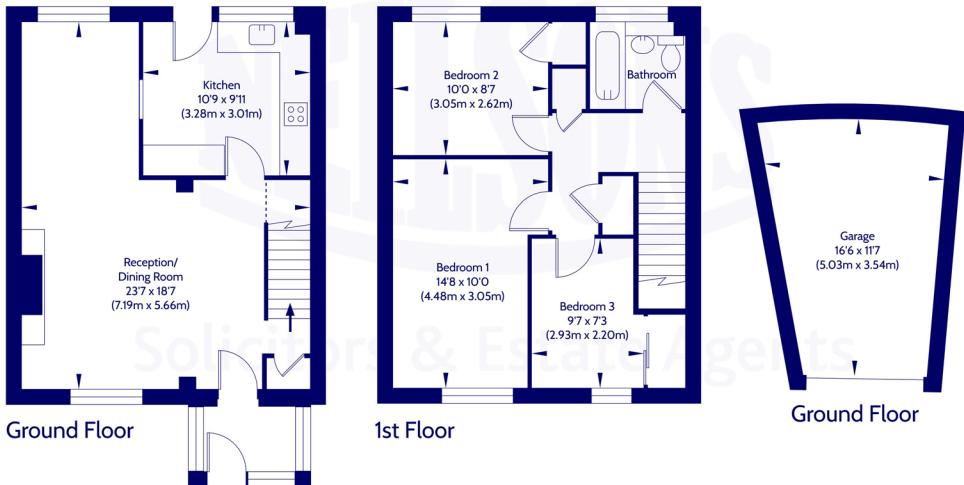
## Location

Quarryfoot Green is situated within the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.





Approx. Gross Internal Floor Area 82 Sq M / 886 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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