



17 Moorfoot View
BONNYRIGG | EH19 3EN


warners
solicitors & estate agents



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Warners are delighted to present to the market this charming main-door two-bedroom flat, benefitting from private enclosed gardens to both the front and rear. Recently enhanced with a fully renovated kitchen, the property is offered to the market in true move-in condition, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The bright and well-proportioned accommodation comprises a spacious and welcoming living room, two generous double bedrooms, and a stylish modern kitchen fitted with contemporary base and wall units, contrasting work surfaces, and attractive splashbacks. Completing the accommodation is a modern, fully tiled shower room.

Externally, the property enjoys excellent outdoor space, with a front garden that wraps around the property and offers potential to create a private driveway with dropped kerb, subject to the necessary consents. To the rear, there is a private garden with a patio area, providing a perfect setting for outdoor relaxation or entertaining.

- Main-door two-bedroom flat
- Recently renovated kitchen – move-in condition
- Bright, spacious living accommodation
- Private front and rear gardens with patio
- Driveway potential (subject to consents)
- Popular Bonnyrigg location with easy Edinburgh access
- Newly fitted boiler in December 2025

Council Tax B and Energy Rating C

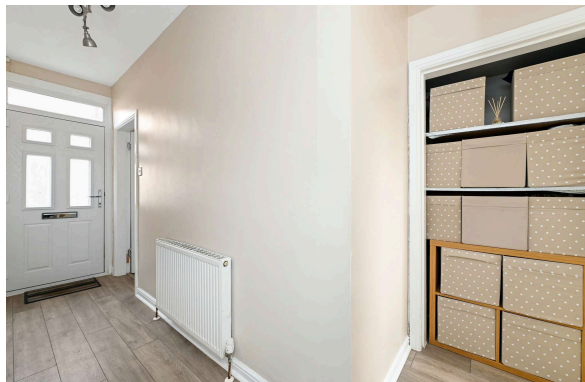


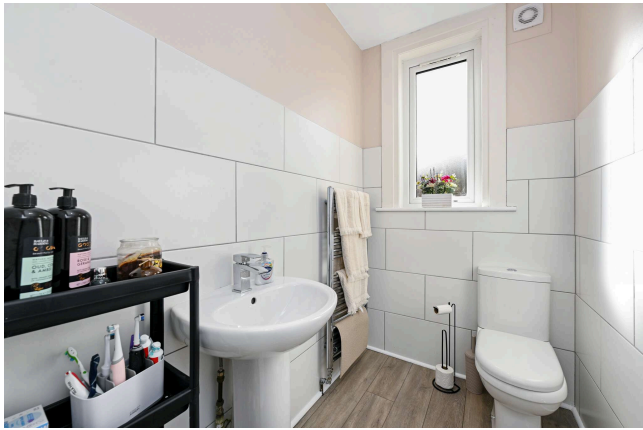
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Blind curtains and integrated appliances will be included in the sale, dining table and chairs can also be included in the sale if desired. White goods will not be included within the sale.

Bonnyrigg is a popular Midlothian town located approximately 8 miles south of Edinburgh City Centre, offering convenient access to the City Bypass and excellent commuting links. The area benefits from regular bus services to Edinburgh and surrounding districts, while a 24-hour Tesco superstore is located nearby. Further shopping and leisure facilities can be found at Pentland Retail Park, Straiton, and Fort Kinnaird, all within easy driving distance. The town also offers well-regarded schooling, including Lasswade High School and modern primary schools, along with a variety of recreational and local amenities close at hand.





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.