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Offers Over
£225,000

26 Laird Terrace

Bonnyrigg | Midlothian | EH19 3LX

This delightful, traditional terraced cottage lies within a quiet residential street in the popular Midlothian town of Bonnyrigg close to excellent amenities, transport links and reputable schooling.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - C



Description

Benefiting from beautifully maintained and well established private gardens to the front and rear, this deceptively spacious home shall undoubtedly appeal to professionals, small families or those looking to downsize and merits internal viewing to be fully appreciated. The property displays a wealth of character and charm throughout and affords excellent natural light and generously proportioned rooms. In brief the accommodation comprises entrance vestibule and welcoming hallway with storage provisions, including a large, partially floored attic accessed via Ramsey ladders. Located to the front and enjoying an open outlook over parkland, is the spacious, light and bright sitting room features a fireplace incorporating the wood burner, with further enhancements including picture rails, shelved press and high ceilings. The generous dining kitchen is located to the rear of the property with window and double-glazed door leading to the private well established rear garden. There are two spacious double bedrooms, with the front-facing principal bedroom currently utilised as a further sitting room by the present owners. The partially tiled bathroom comprises of a white three-piece suite with shower attachment. Further benefits include double glazing and a gas central heating system with Combi boiler.



Extras

All the fitted floor coverings and light fittings are included in the sale.

Gardens and parking

There is a lovely garden located to the front of the property, laid with chipstones with two well stocked and colourful planters. Situated to the rear is a fully enclosed, established private garden with expanse of lawn with an array of beautiful plants, flowers and bushes. Gated access is provided to the rear of the garden, ideal for bin / vehicle access. Ample on-street parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





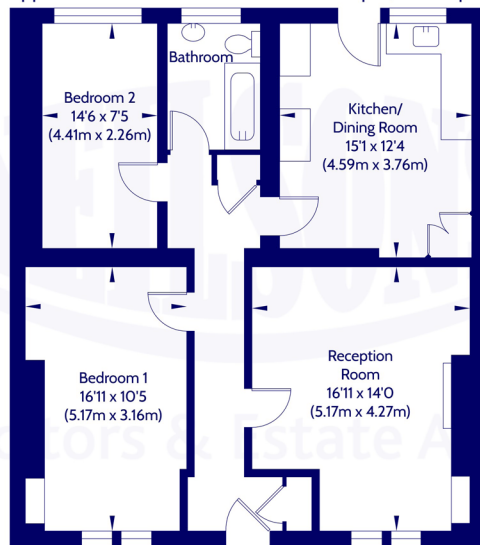
Location

Laird Terrace is quietly situated off Cockpen Road 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 for nursery to secondary level with Bonnyrigg Primary School, located on Cockpen Road and just a short walk away.





Approx. Gross Internal Floor Area 83.33 Sq M / 897 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[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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