



Bonnyrigg

30 Sherwood Court
EH19 3LF



End of Terrace

OFFERS OVER £180,000

- Entrance hall
- Living room
- Kitchen
- 2 bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private front, side and rear gardens
- On street parking
- Loft/storage space

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



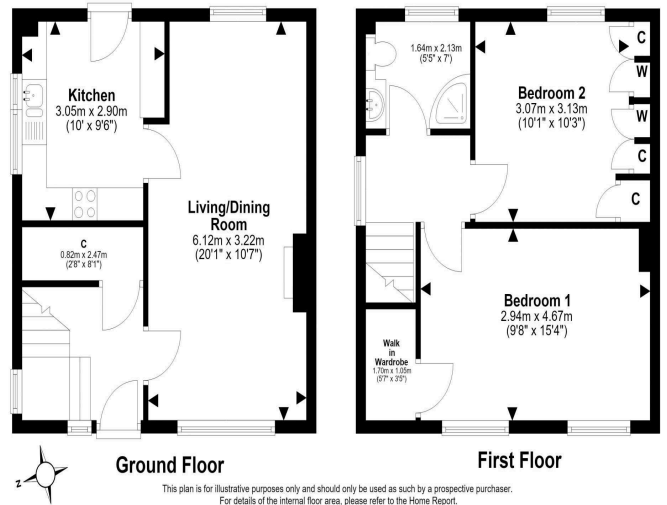






Viewing is highly recommended of this 2 bedroomed end terraced house situated in the popular town of Bonnyrigg. Bonnyrigg is a historic and increasingly popular Midlothian town, located just seven miles south of Edinburgh. Favoured by professionals and families alike, it offers a peaceful setting with excellent local amenities, including a range of shops, supermarkets, cafés, schools, and healthcare facilities. Surrounded by attractive countryside and set between the forks of the River Esk, the town provides excellent opportunities for outdoor recreation, alongside local sporting facilities such as rugby, bowling, and golf clubs. Bonnyrigg also benefits from superb transport links, with easy access to the Edinburgh City Bypass, regular bus services, and nearby rail connections, making it ideal for commuters.

The property opens to an entrance hall with stairs the upper level, a handy built in cupboard and the living room off. The spacious living room is front facing and has the kitchen off. The rear facing kitchen features base and wall units, integrated oven with electric hob, a fridge freezer, washing machine, dishwasher and gives access to the rear garden. Upstairs the landing has the rest of the accommodation off, and a hatch to the attic. To the front of the house is a double bedroom with built in wardrobes, cupboard and twin windows. To the rear is the second double bedroom with a built-in cupboard and fitted wardrobes. Completing the accommodation is the rear facing shower room with tiled walls, WC with concealed cistern, wash hand basin within a vanity unit, electric powered shower unit, and a heated towel rail.



Additional benefits include easy to maintain front, side and rear gardens, gas central heating, double glazing, attic storage and unrestricted on street parking in the surrounding area.

EXTRAS

To include the aforementioned white goods, carpets, curtains, garden sheds and light fittings (no warranties will be given)

OFFERS

Offers Over £180,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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