











Offers Over  
**£315,000**

## 99 Lothian Street

Bonnyrigg | Midlothian | EH19 3AG

This beautifully presented semi-detached villa offers bright and spacious accommodation throughout, together with a generous private rear garden, detached garden room/home office and driveway parking. Quietly positioned within the ever-popular Midlothian town of Bonnyrigg, the property is ideally located close to excellent local amenities, well-regarded schooling and convenient transport links into Edinburgh and beyond.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Driveway
-  Garden room
-  EPC Band - D
-  Council Tax Band - D



## Description

A welcoming entrance vestibule with tiled flooring and practical cloak area leads into the reception hallway, where there is useful understairs storage. Positioned to the front of the property, the bright and airy lounge enjoys a lovely bay window formation together with an attractive electric fireplace and press cupboard storage. To the rear, the spacious dining kitchen has been fitted with a range of modern wall and base units together with integrated white goods, under-unit lighting, matching worktop splashback panelling and a freestanding island providing additional workspace and storage. There is ample room for family dining and entertaining, while a useful side porch/utility area offers further storage, integrated washing machine facilities and direct access to the rear garden. Completing the ground floor accommodation is a stylish partially tiled two-piece WC with heated towel rail.

Upstairs, the landing benefits from a large storage cupboard together with access to a partially floored attic via Ramsay ladder. The principal bedroom is a generously proportioned front-facing double room featuring twin windows, integrated mirrored wardrobes, press cupboard storage and an attractive decorative fireplace. The second bedroom is a further spacious double room with decorative fireplace and press cupboard storage, whilst the third bedroom is a well-sized front-facing single room. The well-kept family bathroom is fitted with a three-piece suite incorporating a shower over bath together with tiled flooring, partial wall tiling and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property enjoys a substantial and fully enclosed rear garden featuring patio and chipstone areas together with mature plants and shrubs, outdoor tap and two garden sheds. A detached converted garage, currently utilised as a home office/garden room, benefits from light and power supply, with freestanding dryer and freezer included within the sale. To the front, a private driveway provides off-street parking for two to three vehicles.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, dishwasher, washing machine, and microwave, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

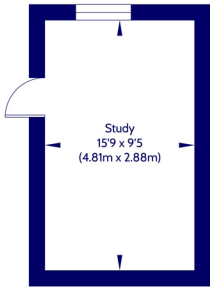
Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and skate park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.



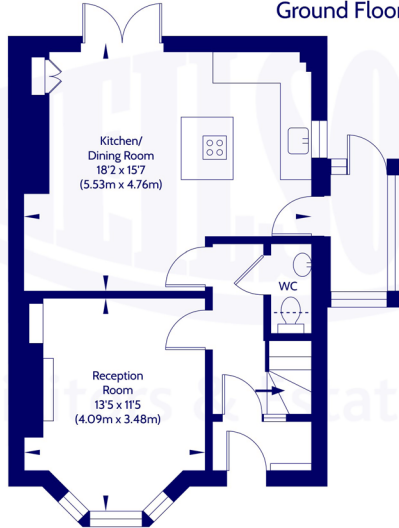


Approx. Gross Internal Floor Area 93 Sq M / 997 Sq Ft.

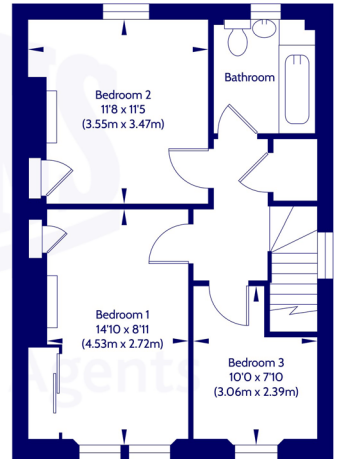
Ground Floor



Ground Floor



1st 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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