

## 117 High Street BONNYRIGG EH19 2ET

### Offers Over £260,000

- Beautiful large living room featuring decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven, white goods which are included and log burner
- Two double bedrooms with one featuring large box room off it
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating
- Private back garden with decked area
- Free on-street parking

**Council Tax Band: E**

**Tenure: Freehold**



1



2



1



EPC D



## Mid Terraced Cottage

This charming mid-terraced period cottage is full of character and offers excellent space for modern family living. Boasting two generously sized double bedrooms, a large box room, a spacious living room and a stunning south-facing rear garden, this delightful home truly must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a large, welcoming south-facing living-room, flooded with natural light and centred around a beautiful feature fireplace, creating the perfect space to relax or entertain family and friends. The ground-floor kitchen is fitted with a comprehensive range of wall and floor-mounted units, a gas hob and electric oven, with appliances included. A traditional stove adds warmth and character, making this an ideal space to enjoy during the colder winter months. The property offers two well-proportioned double bedrooms, with one featuring a large box room off it, providing excellent flexibility for family living, home working or guests. The sleek and modern bathroom is fitted with a roll-top bath and contemporary three-piece suite, with a mains shower over the bath, complemented by a separate WC. Further benefits include gas central heating and working shutters on windows to ensure comfort and efficiency. To the rear of the property lies a stunning south-facing garden featuring a raised decked area that's perfect for summer barbecues, outdoor dining and relaxing with family, together with lawn area and raised beds for the green-thumbed enthusiast. On-street parking is readily available.

Bonnyrigg is a vibrant and popular commuter town located approximately 8 miles south-east of Edinburgh City Centre. It offers excellent transport links, making it an ideal location for city commuters, with the nearby City Bypass providing swift access to the west of Edinburgh and major road networks. Eskbank Station offers convenient rail travel into Edinburgh or scenic trips to the Scottish Borders. The town centre provides a good range of local amenities, including shops, a post office and library. For more extensive retail needs, Tesco at Eskbank and Straiton Retail Park are close by, with Ikea and Asda at Loanhead also within easy reach. Leisure opportunities are plentiful, with three local golf courses and a variety of walking routes nearby, including Roslin Country Park and Dalkeith Country Park.

**Viewing by appointment on 0131 337 1800**

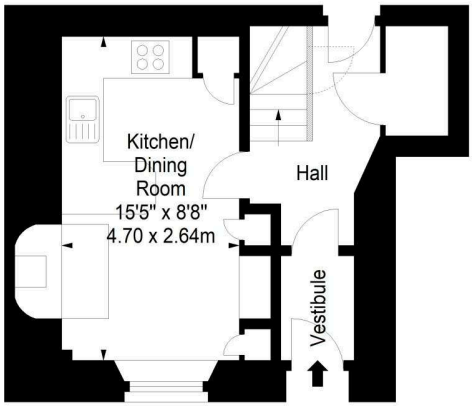
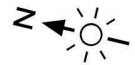




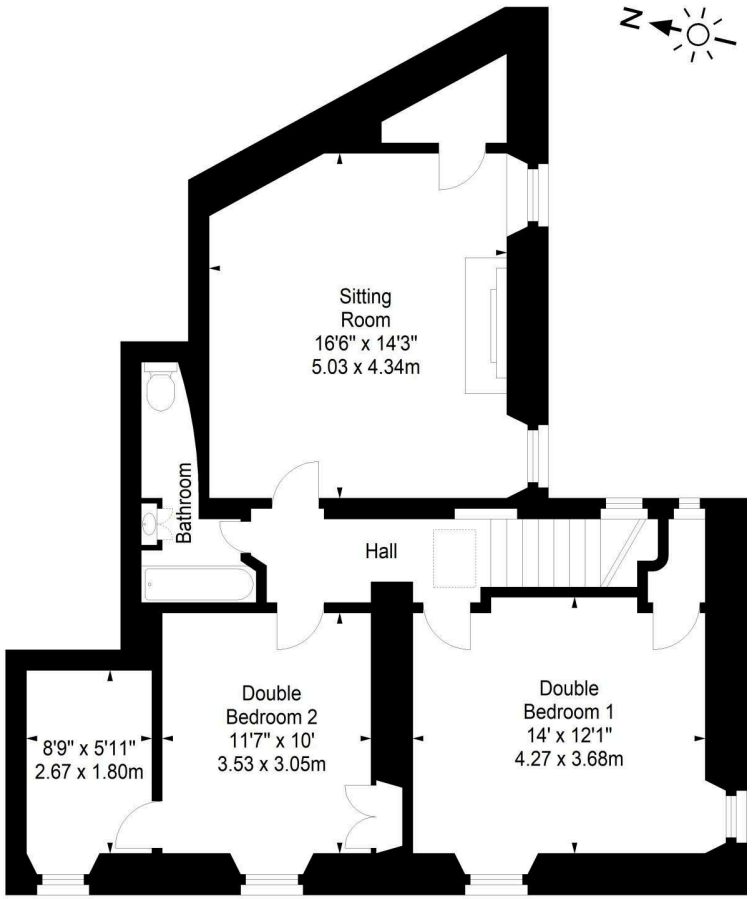
High Street,  
Bonnyrigg,  
Midlothian, EH19 2ET



Approx. Gross Internal Area  
1032 Sq Ft - 95.87 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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