



7 Skeltiemuir Avenue, Bonnyrigg, EH19 3PX



Welcome

Welcome to Skeltiemuir Avenue, this well-presented two-bedroom terraced property is ideally situated within the popular residential area of Skeltiemuir, located in the popular town of Bonnyrigg, offering a comfortable and modern home suited to first-time buyers, small families, or investors alike. The property benefits from a recently installed kitchen and bathroom, replacement boiler installed in 2023, complete with a Hive smart heating system. Externally, the property enjoys both front and rear gardens, offering excellent outdoor space for relaxation, entertaining, or gardening. Additionally, there is one allocated parking space, providing convenient off-street parking. This attractive home combines modern upgrades with practical living space in a sought-after location, making early viewing highly recommended.

- Entrance vestibule
- Front facing living room
- Stylish dining kitchen with integrated appliances
- Two double bedrooms
- Family bathroom
- Gas central heating
- Private gardens front and rear
- Allocated parking space with further on street parking
- Residents Association - costs approx. £100/annum







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, The property is well placed to take advantage of a good range of shopping outlets. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise are not warranted by the seller





Get in touch

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 0131 240 3818

Property Hub:

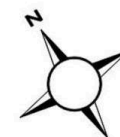
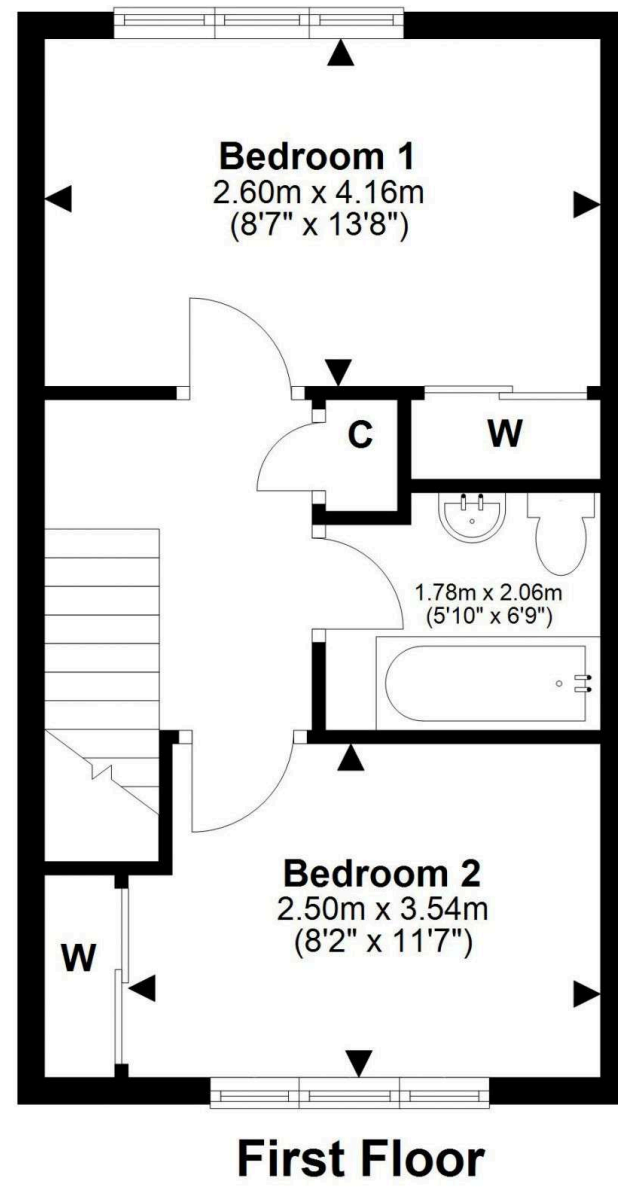
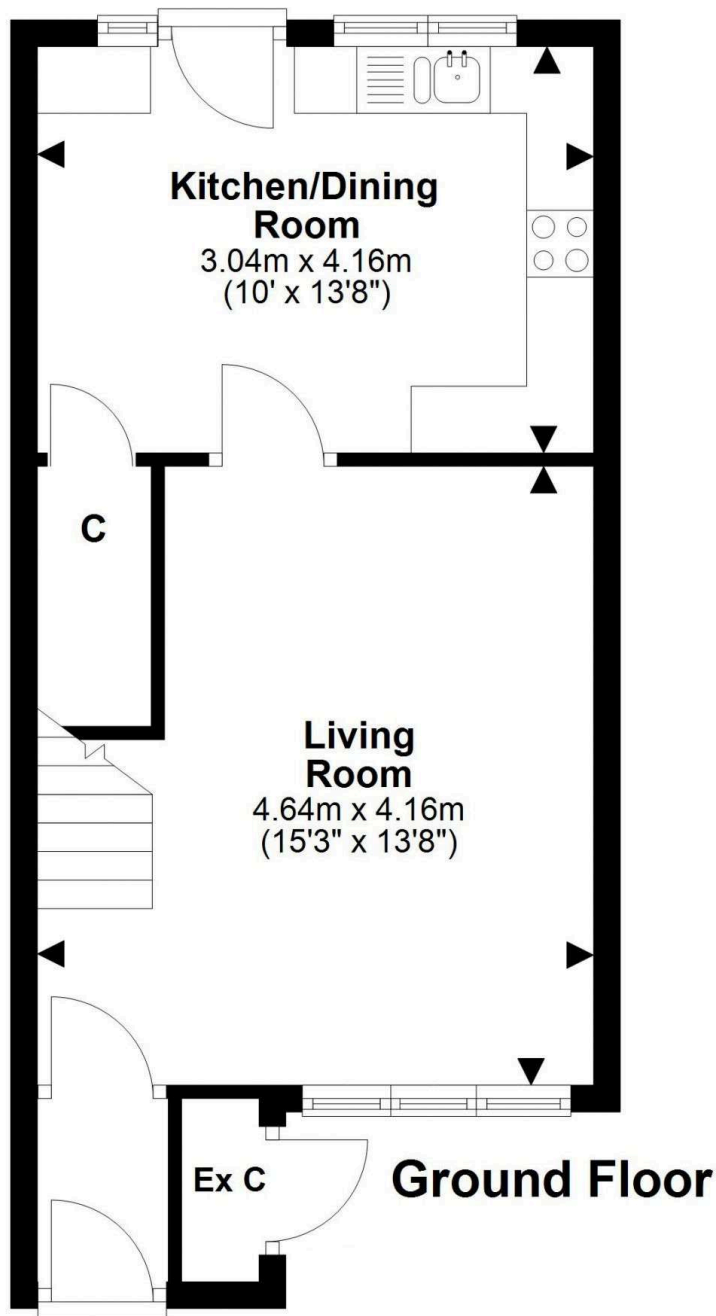
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.