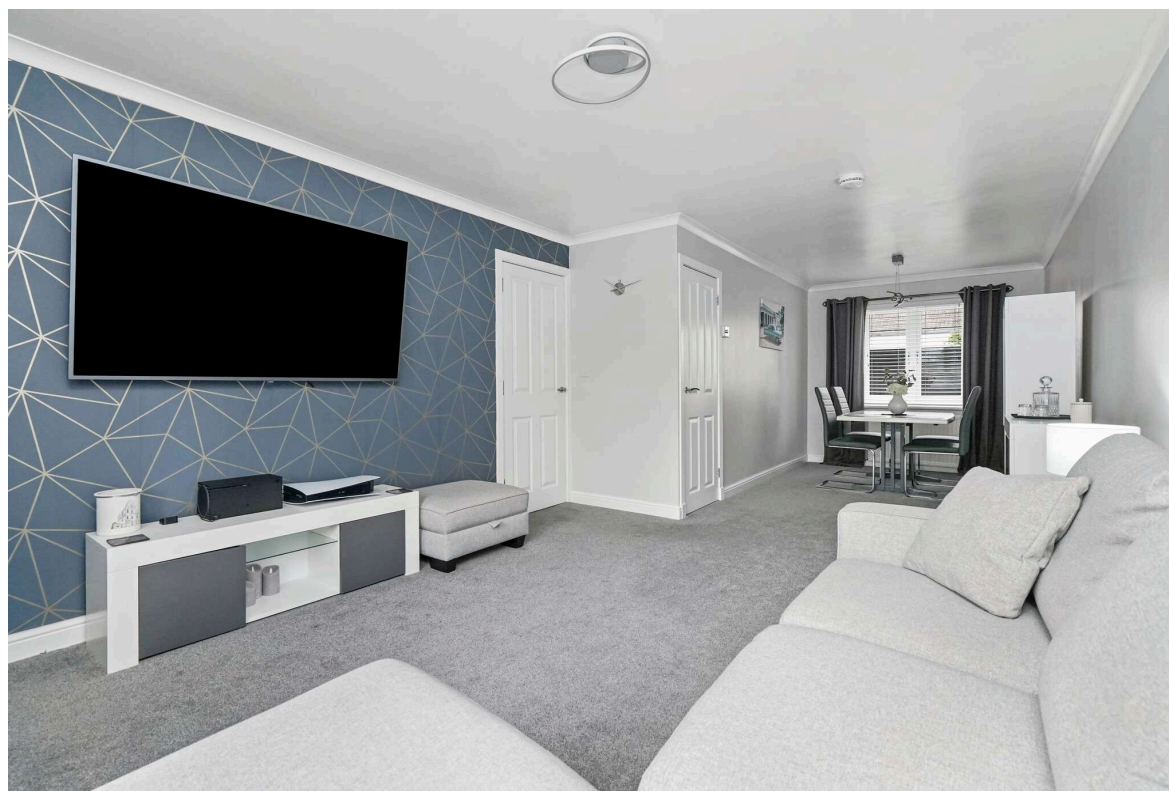




41 Seaforth Terrace
BONNYRIGG | EDINBURGH | EH19 2PF


warners
solicitors & estate agents



41 Seaforth Terrace

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Warners are delighted to present this immaculately presented three-bedroom terraced home, quietly positioned within a popular residential area of Bonnyrigg. Stylishly upgraded throughout and offered in move-in condition, the property combines modern interiors with low-maintenance landscaped gardens.

The accommodation comprises a welcoming hallway with storage, a bright dual-aspect living/dining room and a contemporary kitchen with integrated appliances and direct access to the rear garden.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with integrated wardrobes, and a stylish fully tiled shower room with waterfall-style shower.

Externally, the property benefits from attractive front and rear gardens with patio, decking and outdoor lighting, as well as a detached powered outbuilding ideal for storage or workspace.

Further benefits include residents parking, gas central heating with Hive controls, double glazing and fibre broadband.

- Immaculately presented three-bedroom terraced home in popular Bonnyrigg
- Welcoming entrance hallway with storage
- Bright dual-aspect living/dining room
- Contemporary kitchen
- Principal double bedroom with integrated wardrobe
- Two further well-proportioned bedrooms
- Fully tiled modern shower room
- Landscaped low-maintenance front and rear gardens
- Detached powered outbuilding
- Gas central heating with Hive smart controls
- Double glazing and fibre broadband availability
- Residents parking

Energy Rating C, Council Tax C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

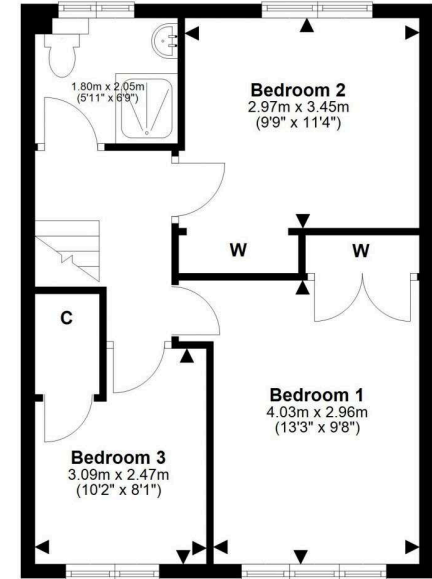
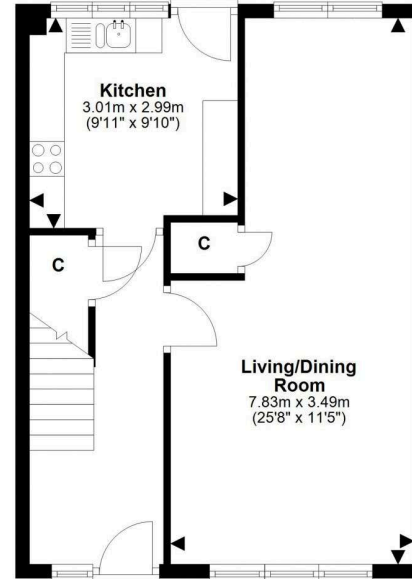
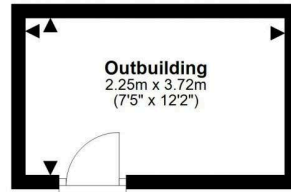
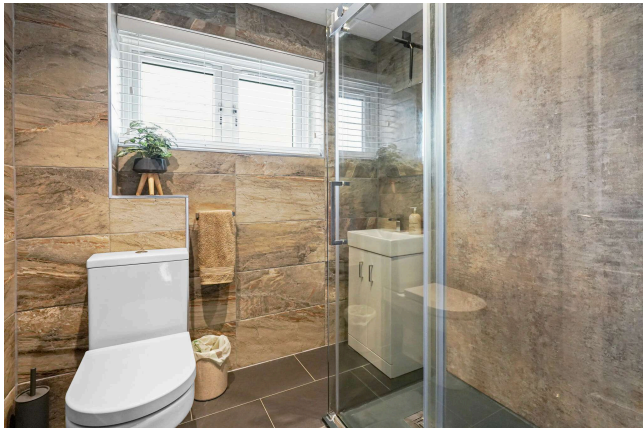


All fixtures, integrated kitchen appliances and bedrooms speakers are included in the sale.

Other furniture and appliances & fittings may be available through separate negotiation.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





Ground Floor

First Floor

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.