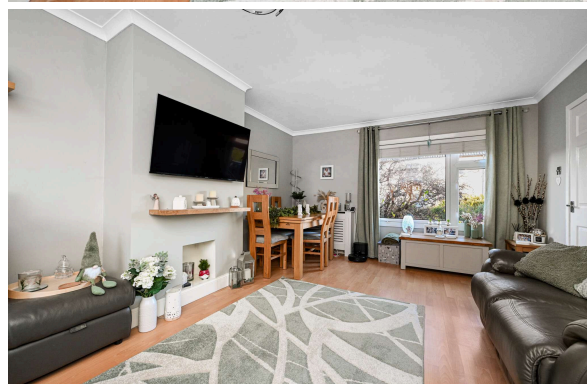




11 Sherwood Loan
BONNYRIGG | EH19 3NF


warners
solicitors & estate agents



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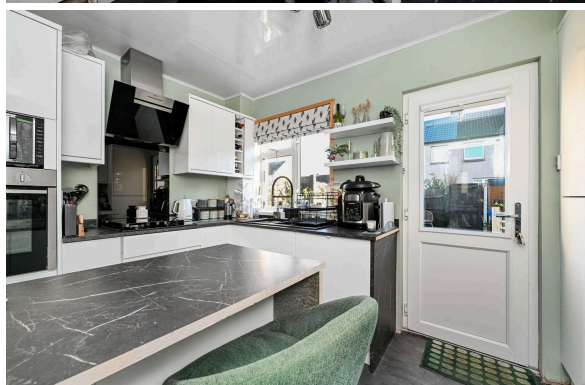
BONNYRIGG | EH19 3NF

Warners are delighted to bring to market this well-proportioned three-bedroom end-terraced villa, quietly positioned within an established and highly regarded residential setting in the popular Midlothian town of Bonnyrigg. Enjoying a child-friendly location close to well-regarded schooling, local amenities and excellent transport links, this attractive home offers flexible accommodation ideally suited to first-time buyers, professional couples and growing families alike.

The property is presented in excellent order throughout and benefits from gas central heating, double glazing and neatly maintained private gardens to the front and rear. Internally, the accommodation begins with a welcoming entrance hallway with a convenient WC, leading through to a bright dual-aspect living and dining room which provides generous space for both relaxation and entertaining, while enjoying pleasant outlooks to the front and rear gardens. The modern breakfasting kitchen is fitted with contemporary units, integrated appliances and a practical breakfast bar, with a semi-glazed door providing direct access to the rear garden. The upper floor hosts two well-sized double bedrooms, one benefiting from integrated storage, along with a stylish family wet room. A further staircase leads to the converted loft which forms the third bedroom, also featuring built-in storage, offering excellent flexibility for family living or home working. Externally, the southeast-facing rear garden has been thoughtfully landscaped for ease of maintenance, featuring distinct patio and decking areas ideal for outdoor dining and relaxation, along with a large shed providing excellent external storage. This appealing home combines space, convenience and a desirable location, making early viewing highly recommended.

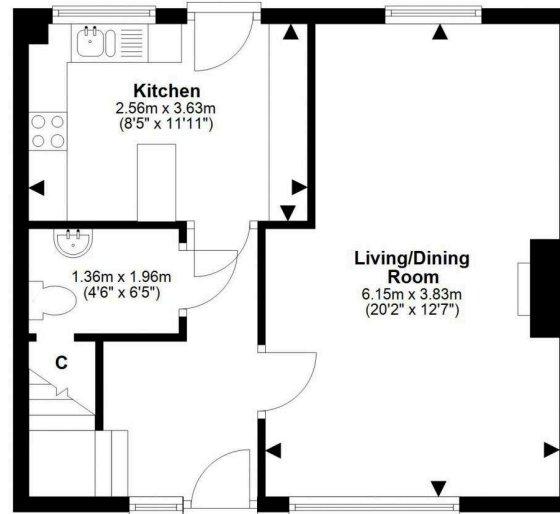
- Welcoming entrance hallway with convenient WC
- Bright dual-aspect living and dining room with views to front and rear gardens
- Modern breakfasting kitchen with contemporary units, integrated appliances and breakfast bar
- Three well-proportioned double bedrooms
- Stylish family wet room
- Gas central heating and double glazing throughout
- Private front and southeast-facing rear garden with patio and decking areas
- Large shed providing excellent external storage
- Unrestricted street parking available

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

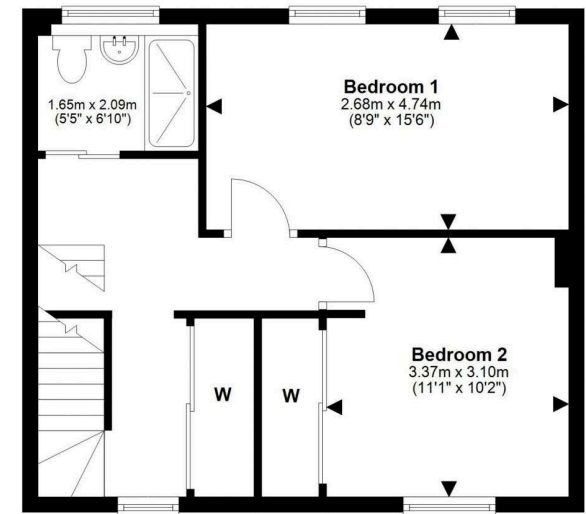


All integrated kitchen appliances will be included in the sale of the property, including fridge/freezer, washing machine, dishwasher & microwave. Other items include fitted blinds, curtain poles and wardrobes in large bedroom. EPC: D CT: C

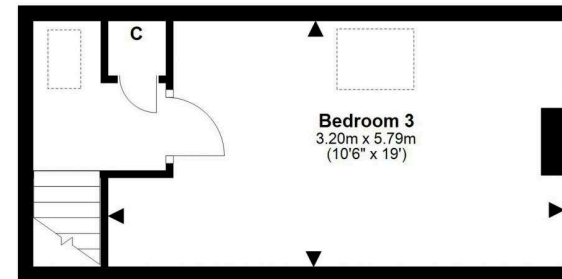
The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends 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



Attic

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.