



29 Sherwood Terrace
BONNYRIGG | EH19 3LZ


warners
solicitors & estate agents



29 Sherwood Terrace

BONNYRIGG | BONNYRIGG | EH19 3LZ

Warners are delighted to present this extremely well-presented three-bedroom end terraced home. The property has a private enclosed garden rear and occupies a quiet setting within a mature residential development located in the sought after Bonnyrigg. This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from gas central heating, double glazing, on street parking and there is excellent storage in both the hallway and floored attic. Early viewing is highly recommended to avoid missing out! The property comprises an entrance hall, a cosy living room with electric fire, fireplace and large window that lets in an abundance of natural light, a fully fitted dining kitchen that currently comprises a fridge/freezer, gas hob, oven, fan, dishwasher, washing machine, dining area and gives access out to the rear garden. Upstairs there are three well-proportioned bedrooms with built in storage and completing the accommodation is the bathroom with shower over the bath.

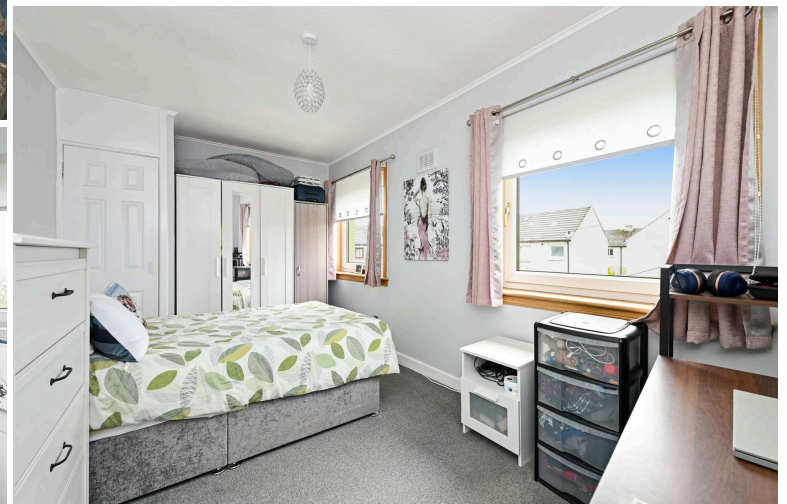
- Welcoming hallway with storage
- Fully fitted Dining-kitchen with access out to the rear garden
- Cosy living room with large window
- Bathroom with shower over the bath
- Three well-proportioned bedrooms with storage
- Gas central heating & double glazing
- Unrestricted On-street parking
- Private front and rear gardens

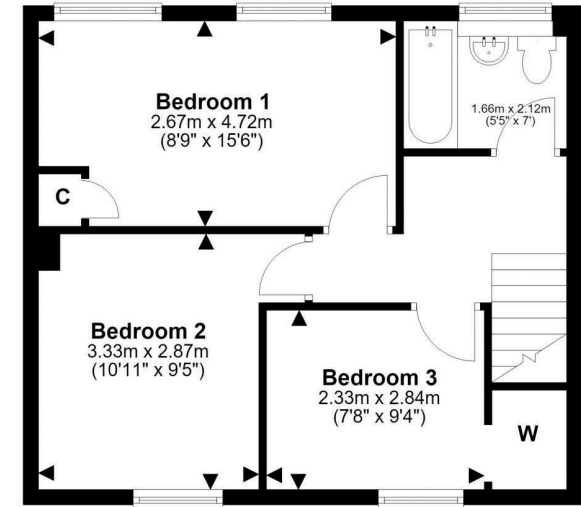
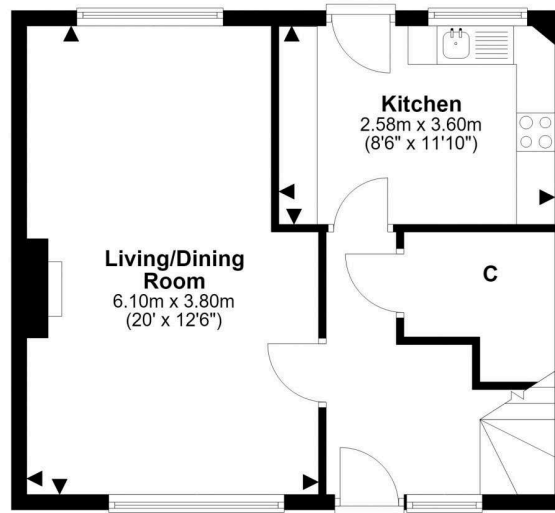
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Energy rating C, Council tax band B. There is no factor associated with this property. Extras included in this sale will be fixtures, fittings, tv wall mount in bedroom 2, fridge, tumble dryer, dishwasher, standalone freezer, and desk in bedroom 1. Blinds and curtains can be available with separate negotiation.





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.