



96 Eldindean Road, Bonnyrigg, EH19 2HP



## Welcome

Welcome to 96 Eldindean Road, Bonnyrigg - a superb first-time purchase, or opportunity for those looking to downsize with ground floor living. A deceptively bright and spacious ground floor, one-bedroom flat, retaining many original features with modern additions, positioned close to Bonnyrigg town centre, in a traditionally built building, well placed for a fantastic range of amenities with excellent road, bus, and rail links nearby. The property is presented in excellent, move-in condition throughout, having been upgraded and well maintained by its current owner, including a new chimney, cast iron gutters to the front and recent pointing work. Further benefits include a modern Worcester boiler (still under guarantee), new radiators throughout, a mix of triple and double glazing, gas central heating and private garden grounds, with on-street parking available.

- Sought after central location close to all amenities
- Gorgeous fully upgraded property
- Main front and rear door access
- Entrance vestibule
- Hallway, large store cupboard with light and power
- Spacious living room with large front facing window, charming fireplace opening with hearth and real wood mantle (capped gas supply, ready for a stove or feature installation), shelved display and storage, cornice, and picture rail
- Fitted kitchen with rear garden access, a range of base and wall units, quality worktops, composite sink, induction hob, extractor, and oven, with white goods
- Large double bedroom with rear facing window, full width fitted wardrobes and storage
- Shower room with double shower, sink with vanity unit, wc, wall vanity unit, and designer radiator
- Mixed triple and double glazing, window shutters, and gas central heating
- Private garden grounds, and unrestricted on-street parking





## Bonnyrigg

Bonnyrigg, situated in the heart of Midlothian, is a thriving town renowned for its excellent local amenities and convenient access to Edinburgh city centre. The area offers a blend of peaceful residential surroundings and vibrant community life, with a selection of shops, cafés, and eateries. Families benefit from reputable schools and leisure facilities, while commuters enjoy superb transport links including regular bus services, easy connectivity to major road networks, and Train Stations in nearby Eskbank and Newtongrange. Bonnyrigg also boasts picturesque parks and green spaces, making it an ideal location for those seeking both comfort and convenience in a well-established setting.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, window shutters, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including free-standing white goods may be available by negotiation.

# Get in touch

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Property Hub:

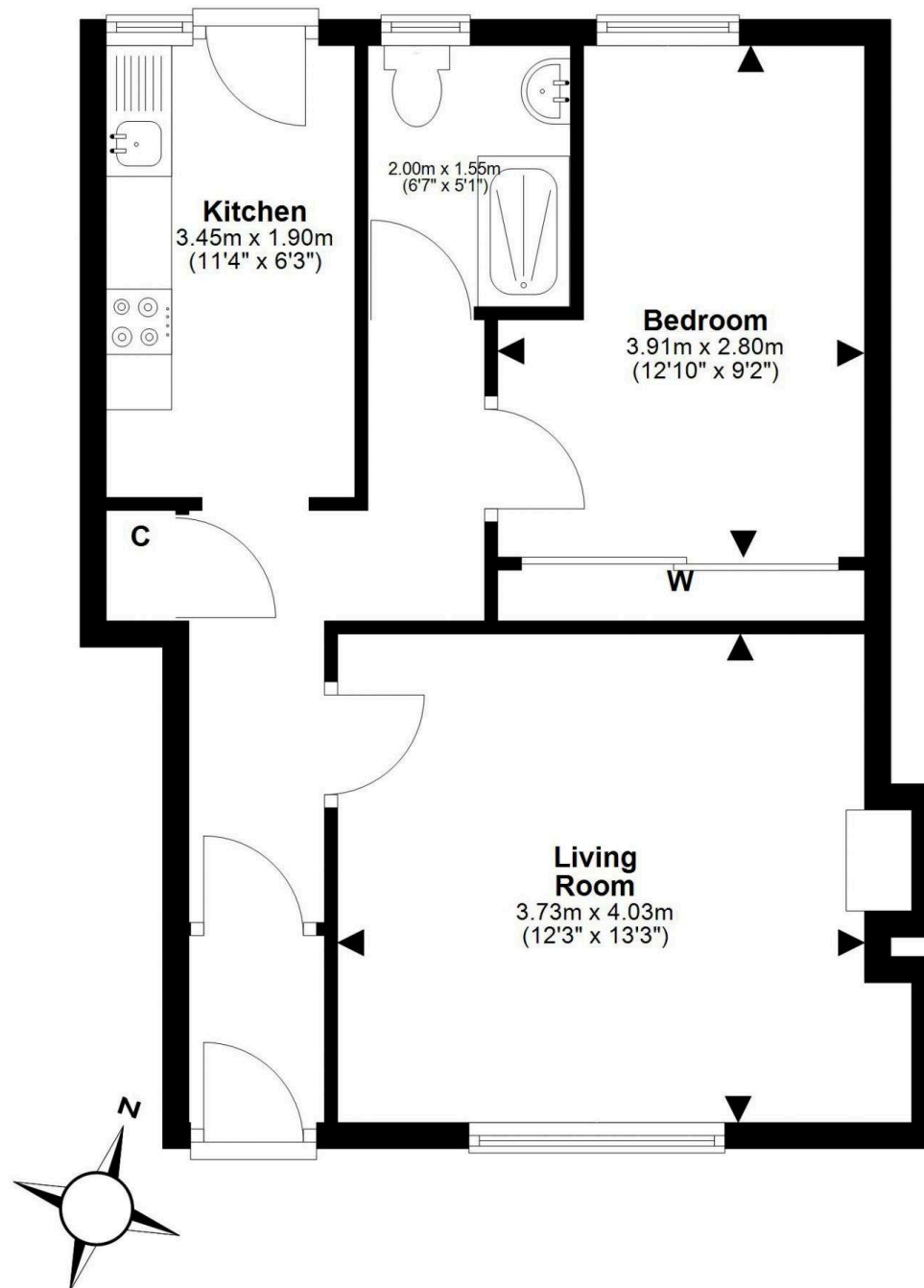
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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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.