

9 Catherines Court, Bonnyrigg, EH19 3JJ



Description

Rare opportunity has arisen to acquire a particularly appealing 3 bed end terraced villa commanding an enviable cul-de-sac setting within a small courtyard development. The property offers comfortable and easily manageable living space which would make an ideal first purchase and comes with an allocated parking space

- Hallway with storage and cloak room/WC
- Dual facing living/dining room with patio doors to rear garden
- Kitchen
- Two double bedrooms, one with fitted wardrobe
- Bedroom 3 with built in wardrobe
- Bathroom consisting of a white suite with shower over bath
- Gas central heating and double glazing
- Enclosed rear garden featuring a timber sun deck
- Allocated parking space

Extras

The fitted carpets, blinds (curtains excluded), oven, hob, dishwasher, washing machine, fridge/freezer, and garden shed are included.

EPC Rating: C

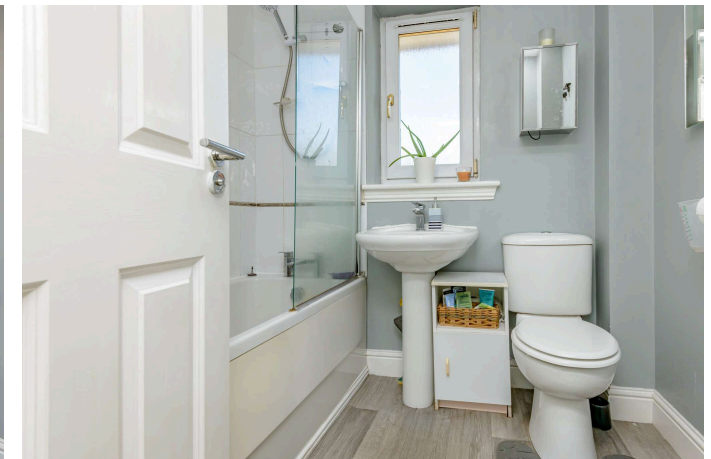
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

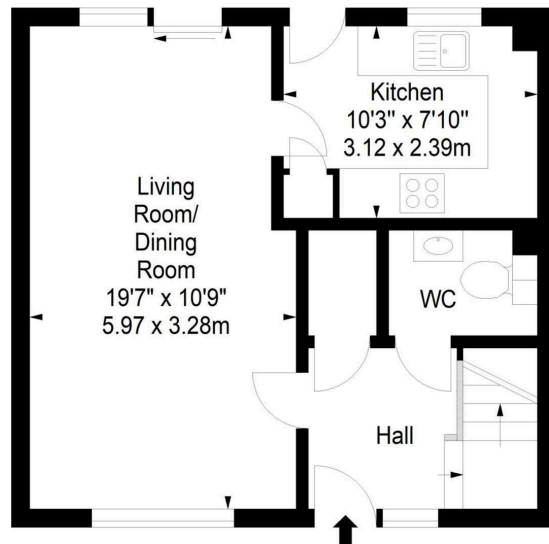
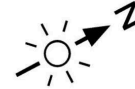
The established and sought-after Midlothian town of Bonnyrigg, lies some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The property is nearby train stations for ideal for commuting. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.



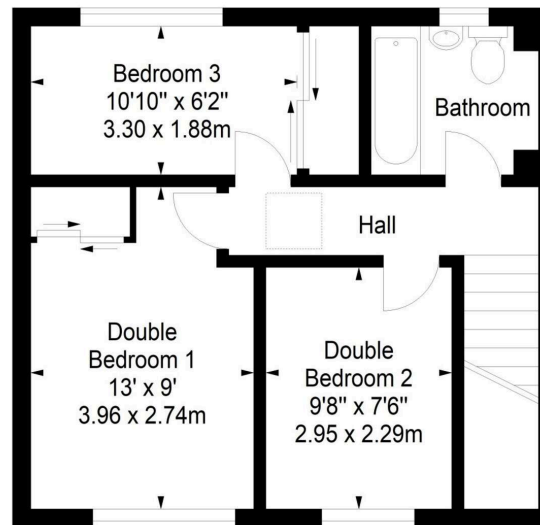
**Catherine's Court,
Bonnyrigg,
Midlothian, EH19 3JJ**



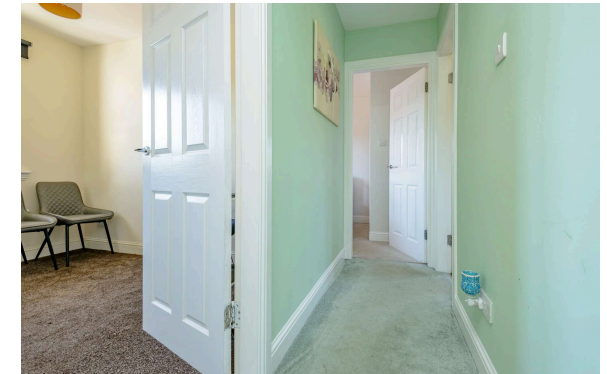
Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

