35 Douglas Crescent, Bonnyrigg, EH19 2DG

Connor Malcolm

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Description

A fantastic opportunity has arisen to purchase this attractive and spacious semi-detached bungalow with lovely private gardens and driveway, pleasantly situated within a quiet setting close to a host of excellent local amenities, schooling and transport links.
Within the popular Midlothian town of Bonnyrigg, the property is a welcoming and engaging, well-proportioned home which has been extended and provides flexible accommodation over two levels.

Features

- Extended semi-detached bungalow in sought after prime residential location
- Close to highly regarded schooling, super amenities and transport links
- Tastefully presented interior, maintained to a good standard
- Generously proportioned and flexible family living over two levels
- Well equipped fitted kitchen with ample space for dining
- Conservatory overlooking rear garden
- Three double bedrooms
- Three bathrooms
- Extensive eaves storage space
- Gas central heating and double glazing
- Beautifully maintained private gardens

Extras

The blinds, curtains, oven, hob, washing machine, fridge/freezer and garden shed are included. Additional items of furniture may be availale by separate negotiation. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: C

Location

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. The station at Eskbank offers hassle free travel into Edinburgh or a day trip down to the beautiful borders. The town centre has an excellent range of amenities for your day to day needs including a post office and library. For larger shopping needs there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead. There is an excellent range of leisure activities available with three local golf courses, many walking options with Roslin Country Park and Dalkeith Country Park. A good selection of schooling is catered for from primary to secondary, with Lasswade Primary School a walk away from the home.

Price and Viewing

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

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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.

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