



15 Wishart Avenue, Bonnyrigg, EH19 3QF



Welcome

Welcome to 15 Wishart Avenue, Bonnyrigg - an exceptional family residence arranged over two levels and nestled within a highly desirable residential area in the vibrant town of Bonnyrigg, Midlothian. This generously proportioned semi-detached property boasts two bedrooms and a versatile boxroom/study, perfectly suited for contemporary family life. Ideally positioned within walking distance of local amenities, the home is enhanced by gas central heating, double glazing, cavity wall insulation, private gardens, and a garage equipped with light and power. Presented to the market in excellent condition, having benefited from some upgrades by the current owner, this superb home is ready for you to move in. Viewings are strictly by appointment and are highly recommended to appreciate all that this property has to offer.

- Superb residential estate close to all amenities
- Entrance hall with under stair storage
- Living room with front facing window
- Lovely, fitted dining kitchen with a range of base and wall units, wood effect worktops, tiled splashback, gas hob, double oven, extractor, white goods, and dining area with patio doors to the rear garden
- Small bedroom/study with side facing window
- Upper hallway with loft access
- Main double bedroom with front facing window
- Double bedroom two with rear facing window and built-in storage
- Superb family shower room with double shower, wc and sink with combined vanity unit, and heated towel radiator
- Double glazing, gas central heating, and cavity wall insulation
- Garden grounds to the front and rear providing the ideal space for relaxation and entertaining
- Driveway
- Detached garage with light and power (part of a block of two)







Bonnyrigg

Bonnyrigg is a thriving Midlothian town located just eight miles south of Edinburgh city centre, offering a superb blend of tranquil residential living and convenient urban access. The area boasts excellent local amenities including shops, cafés, and restaurants, as well as highly regarded primary and secondary schools. Residents enjoy easy access to scenic parks, golf courses, and picturesque walking trails, making it an ideal setting for families and professionals alike. Bonnyrigg benefits from regular public transport links and swift road connections, ensuring effortless commuting to Edinburgh and surrounding areas.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, 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 all white goods may be available by negotiation.



Get in touch

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Property Hub:

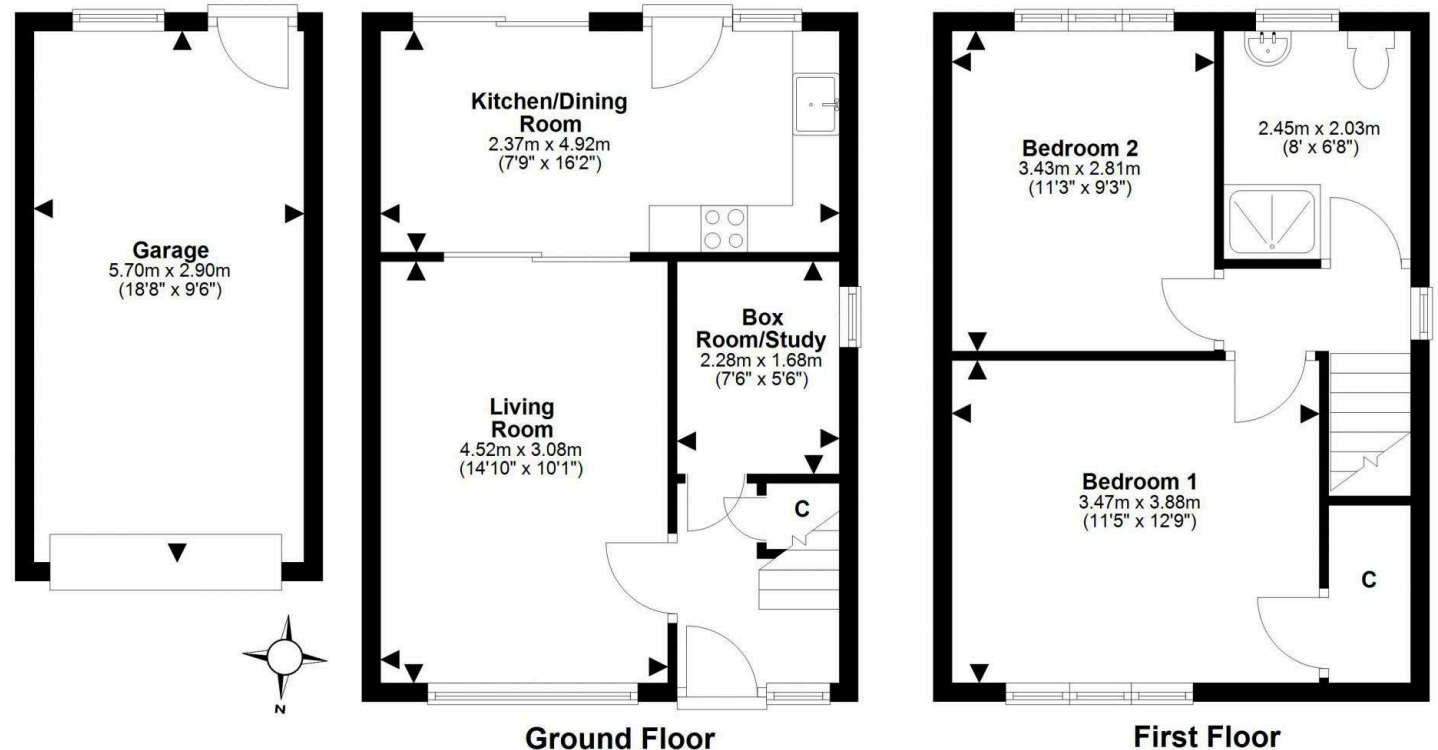
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.