




McEwan Fraser Legal

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21 Chester's Court

BONNYRIGG, EH19 3PS



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Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.

Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. There are banking facilities, plenty of high street brands alongside some fine restaurants, bars and cafés all within close proximity of the property. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts, golf courses at Broomieknowe and Newbattle. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities.

There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times. The property is also a short drive from the newly opened Borders rail link, the station at Eskbank will get passengers to the city centre is just twenty minutes.



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New to the market is this excellent one-bedroom terraced bungalow set in the sought after Bonnyrigg area. The property is within walking distance to local amenities and the local high street.

Having recently undergone several upgrades, the property is fresh and in excellent walk-in condition, briefly comprising of an entrance hall with access to all the rooms and a useful study, a bright and comfortable lounge with views to the front garden and courtyard, Off the lounge, there's a modern fully equipped kitchen with an integrated oven, electric hob, extractor fan and access to the rear garden as a welcomed addition. A good sized double

bedroom boasts two built-in storage cupboards and a crisp fully tiled white suite bathroom with towel radiator and vanity unit completes the rooms. The property further benefits from an attic, gas central heating and double glazed units. Externally there is a private front garden with laid lawn and a sunny, secure garden to the rear with laid lawn, paved patio, drying poles and storage. Plenty of on-street parking is also available.

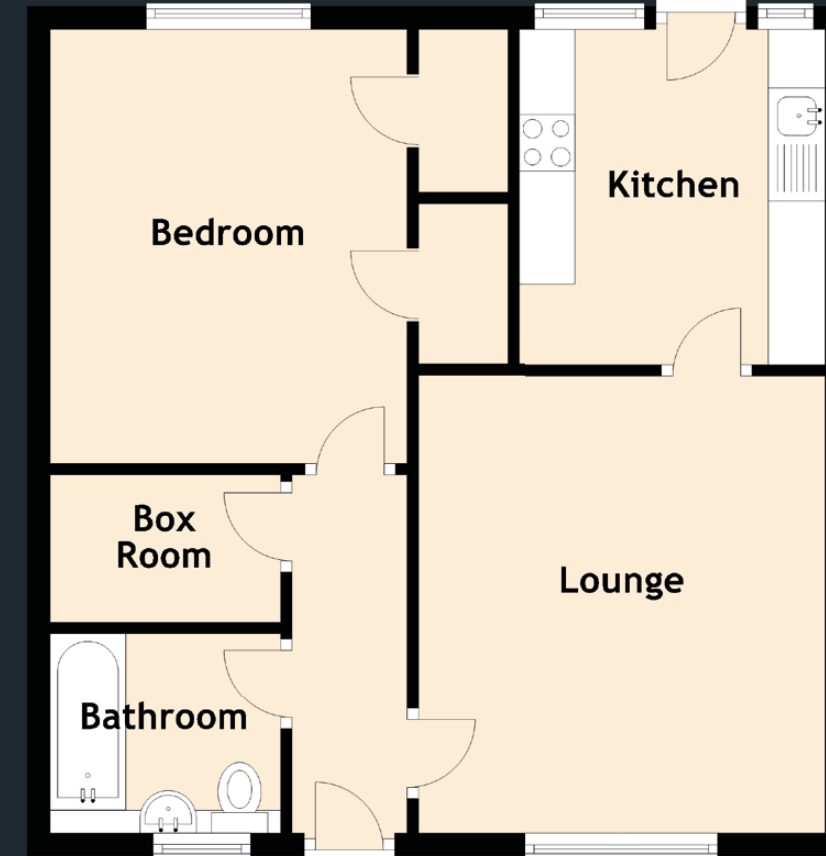
Early viewing is highly recommended, with the combination of condition and location this would prove to be an excellent purchase for any first-time buyer or for anyone looking to downsize.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.05m (13'3") x 3.60m (11'10")
Kitchen	3.00m (9'10") x 2.71m (8'11")
Bedroom	3.85m (12'8") x 3.16m (10'4")
Box Room	2.04m (6'8") x 1.30m (4'3")
Bathroom	2.04m (6'8") x 1.77m (5'10")

Gross internal floor area (m²): 50m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings and appliances.

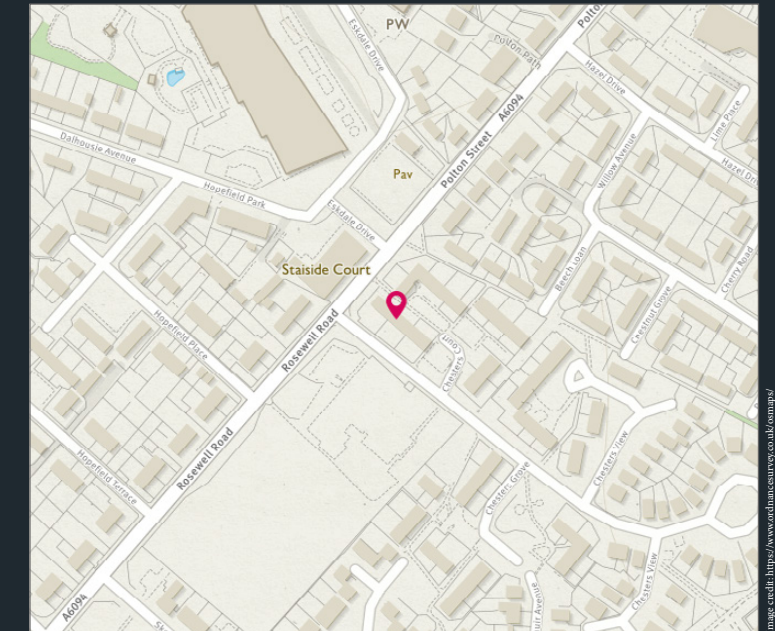


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Text and description
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