

# 103 Lothian Street

BONNYRIGG, MIDLOTHIAN, EH19 3AG



*Generously Proportioned Four Bedroom  
Detached Bungalow In Bonnyrigg*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in the heart of the popular town of Bonnyrigg.

# THE KITCHEN/LIVING /DINING ROOM



Inside, the property comprises a fully equipped open-plan kitchen/living/dining room which forms part of an extension which was added to the property. This creates an excellent engaging space. The Kitchen is fitted with a gas hob fan oven and appliances. Accessed via the kitchen is a utility room which is fitted with space for freestanding white goods and provides side access. The living/dining space is generous and accommodates freestanding furniture with ease.

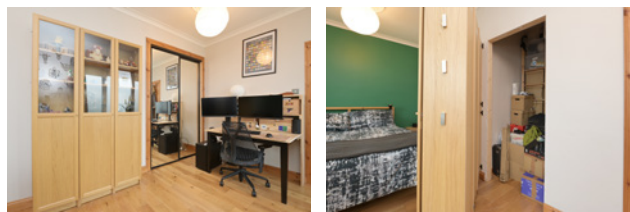


# THE SITTING ROOM



The house has four bedrooms of which there are two bedrooms on the ground floor and two upstairs. Ranging in size however, all offer functional bedroom space for a family. The property boasts two shower rooms, both fitted with a three-piece suite.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4





# THE SHOWER ROOMS

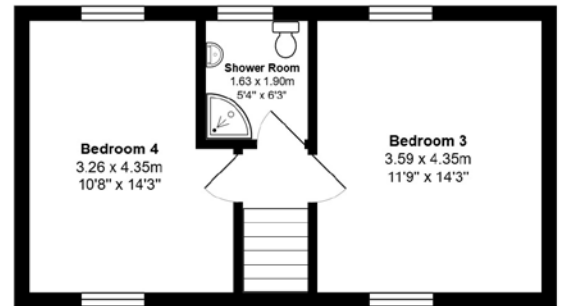
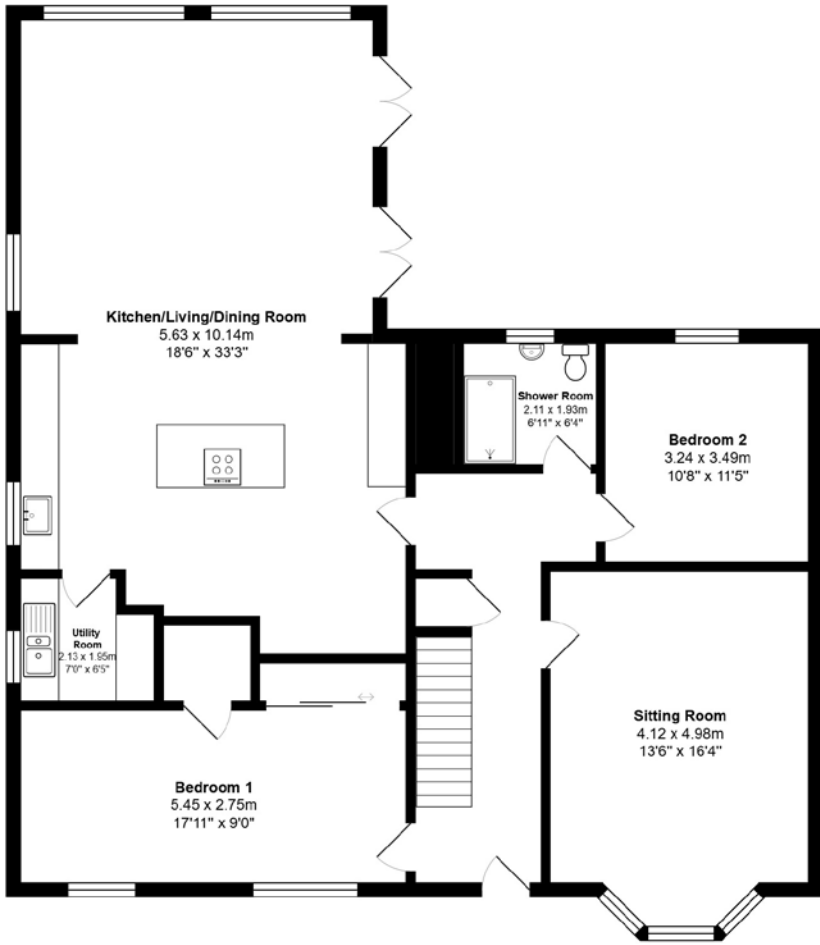


In addition, the property further benefits from private front and back gardens, mono mono-blocked driveway, well-maintained rear garden, solar panels as well as battery storage making the home incredibly efficient. The house also has gas central heating and is a warm, cost-effective home, year-round.

# EXTERNALS

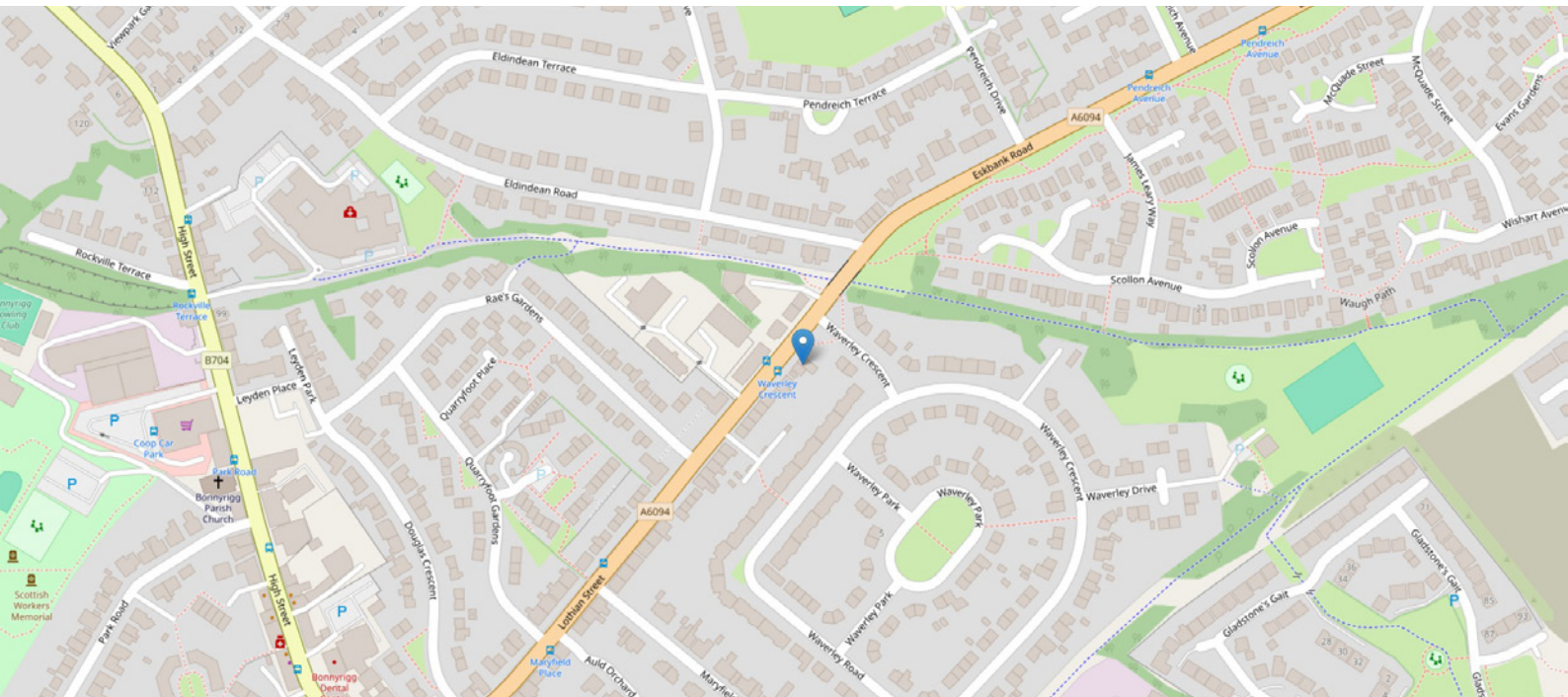


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup> | EPC Rating: C



# THE LOCATION

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, and Roslin to Penicuik in the west.





Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and post office services. Each Thursday there is a lively street market. 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, a 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 are primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Bonnyrigg may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. 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.



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