

# 50 Parsonspool

BONNYRIGG, MIDLOTHIAN, EH19 3NP



*Spacious and Well Maintained Two  
Bedroom Bungalow in Bonnyrigg*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached bungalow in Midlothian's popular town of Bonnyrigg.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area with ample dining space.
- Fully equipped kitchen accessed via the lounge. In excellent condition having been well maintained.

# THE KITCHEN





- The house has one main shower room which is modern and spacious.
- Two double bedrooms which offer flexible space for furniture arrangements. Bedroom Two also leads to the conservatory which is a pleasant additional public space.

## THE SHOWER ROOM



# THE BEDROOMS

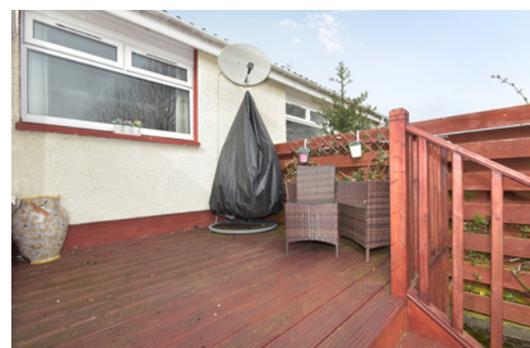


# THE CONSERVATORY

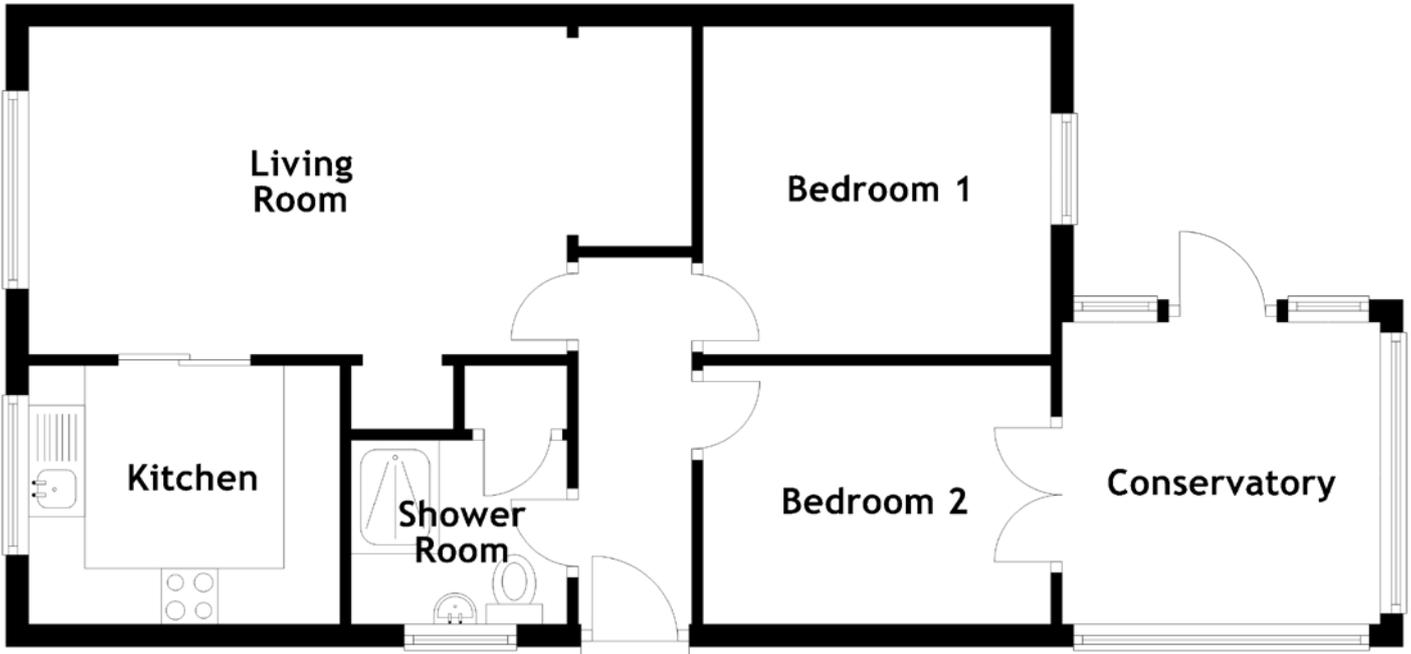


In addition, the property includes a well-maintained garden, private driveway, single garage and benefits from double-glazed windows and gas central heating.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

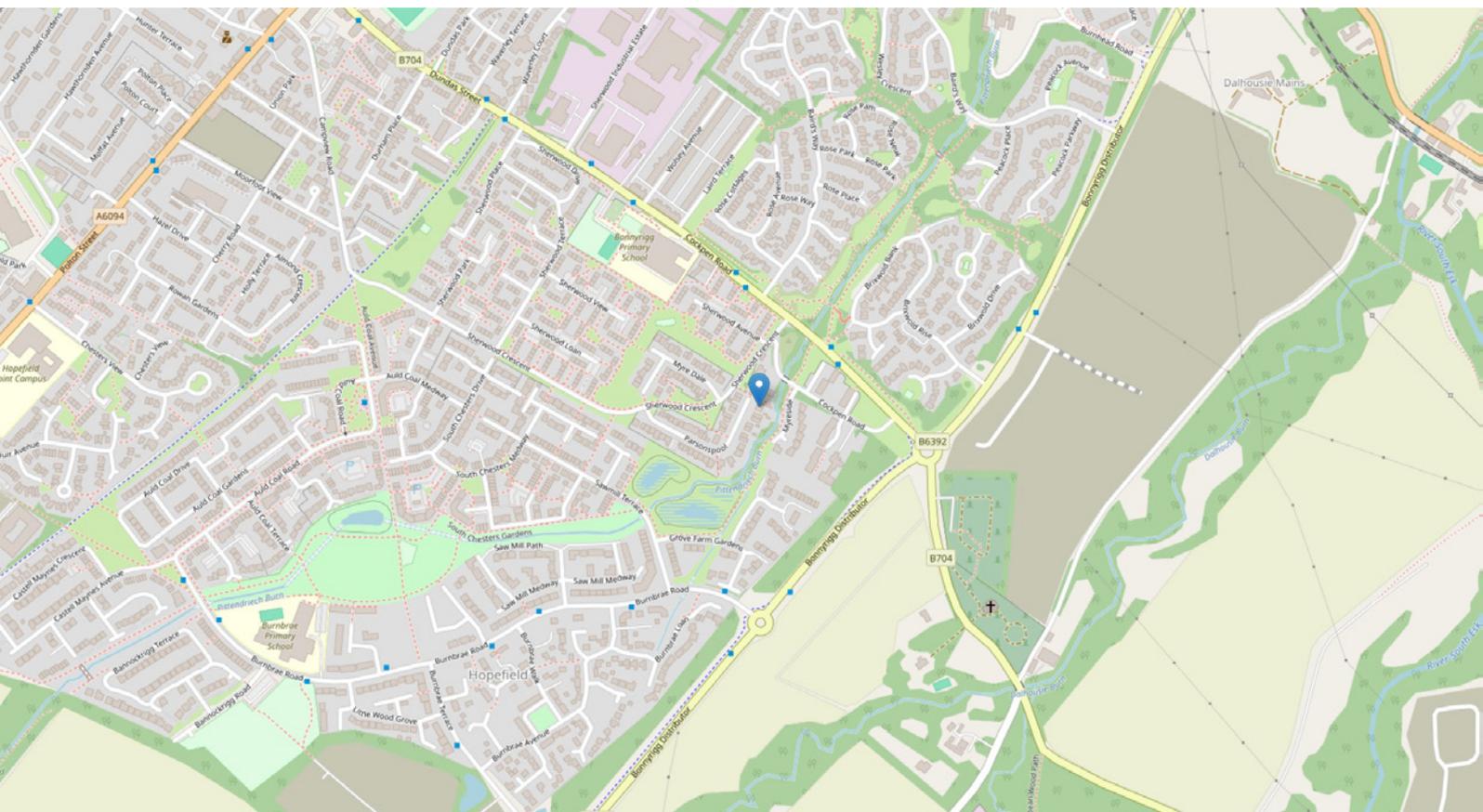


Approximate Dimensions  
(Taken from the widest point)

Living Room 4.79m (15'9") x 2.94m (9'8")  
Kitchen 2.77m (9'1") x 2.32m (7'7")  
Shower Room 1.95m (6'5") x 1.65m (5'5")

Bedroom 1 3.09m (10'2") x 3.02m (9'11")  
Bedroom 2 3.09m (10'2") x 2.29m (7'6")  
Conservatory 2.83m (9'3") x 2.71m (8'11")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: D



# 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, 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. 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 rout 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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