

20 Chester Court

BONNYRIGG, MIDLOTHIAN, EH19 3PS



*SPACIOUS ONE BEDROOM TERRACED HOUSE IN
MIDLOTHIAN'S POPULAR BONNYRIGG*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this one-bedroom terraced house in Bonnyrigg. The property is in excellent condition however, would benefit from modernisation internally.

Inside, the property comprises of a spacious living area which is bright and spacious offering various possibilities for furniture arrangements. A fully equipped kitchen with garden access and is well served with plenty of storage and free-standing appliances which can be included in the sale. One large double bedroom which benefits from a large walk-in wardrobe. The main shower-room has been modernised in recent years however, if a buyer was modernising this could certainly benefit from upgrading.

In addition to this, the property includes central heating, double glazed windows and also off-street residents parking.

the lounge



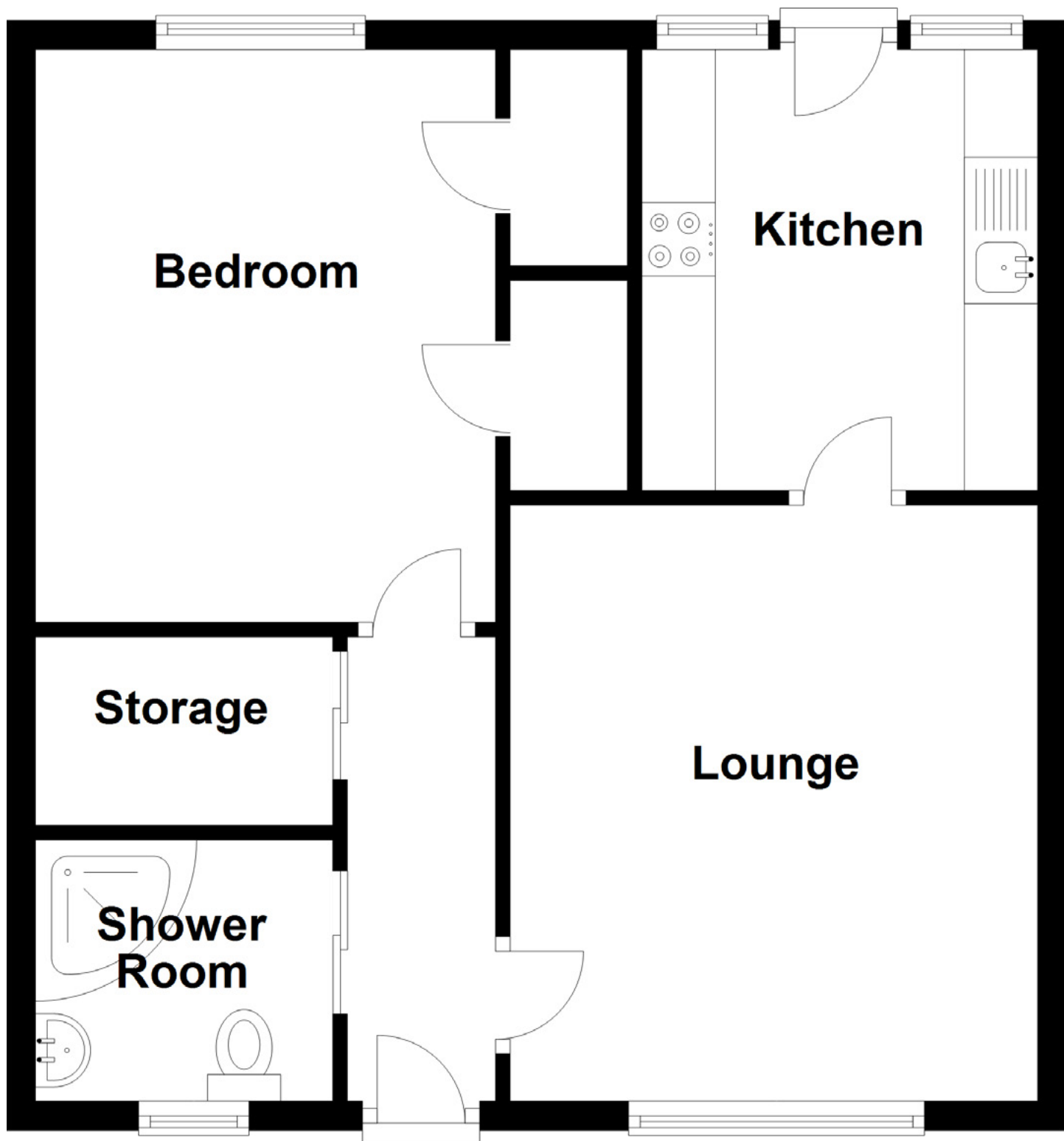
the kitchen



the bedroom







Approximate Dimensions
(Taken from the widest point)

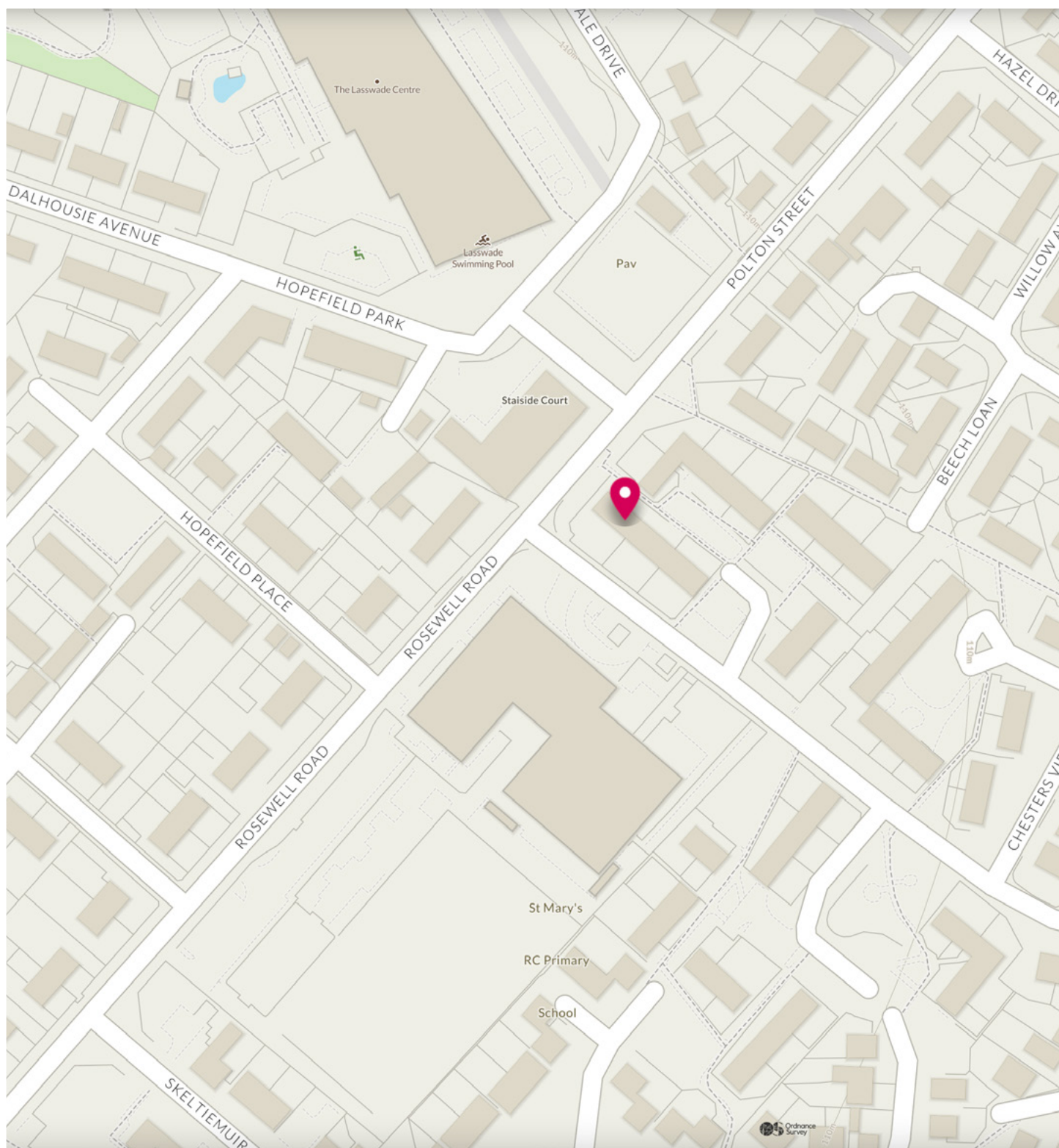
Lounge	4.07m (13'4") x 3.60m (11'10")	Gross internal floor area (m ²): 50m ² EPC Rating: C
Kitchen	3.01m (9'11") x 2.70m (8'10")	
Bedroom	3.91m (12'10") x 3.14m (10'4")	
Shower Room	2.03m (6'8") x 1.81m (5'11")	





Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh 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, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik to the west. Bonnyrigg itself provides excellent shopping, leisure and community facilities as well as essential services such as schools, doctors, dentists, Post Office and banking. The local Bonnyrigg Primary School is within a very short walking distance and the new Lasswade High School Centre offers excellent modern facilities including a library, swimming pool, multiple sports and clubs and the Midlothian gymnastics academy.

In addition, the town provides two bowling greens and easy access to several neighbouring golf courses including Broomieknowe and Kings Acre. Within just a five minute walk this semi-rural location offers easy access to the village of Lasswade for Esk Valley riverside walks and the highly-rated "The Papermill" Restaurant and the more traditional "Laird and Dog Inn".



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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