

51 Rae's Gardens

BONNYRIGG, MIDLOTHIAN, EH19 2DW



*WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED
HOME WITH SPACIOUS LIVING, LARGE GARDEN, GARAGE
AND WORKSHOP IN THE HEART OF BONNYRIGG*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to present this two-bedroom semi-detached home on Rae's Gardens, Bonnyrigg. The property is presented in good condition throughout and offers excellent living space, making it an ideal first home or opportunity for those looking to upsize.

Stepping through the front door, you are welcomed into the bright and spacious living room, positioned to your left. This inviting space flows seamlessly into the second public room, a versatile extension of the home. Originally a conservatory, it has since been upgraded with a solid roof, creating a far more practical room that still allows plenty of natural light to flood in.

The Property

From here, the accommodation wraps around into the modern kitchen, which offers a great sense of flow through the ground floor and direct access to the rear garden. The kitchen comes well-equipped with an oven and grill, gas hob, and a range of freestanding appliances, including a washing machine, dishwasher, and fridge/freezer.





Upstairs, you will find two generous double bedrooms, both with built-in storage. The second bedroom also benefits from access to a floored attic, ideal for additional storage or flexible use. A contemporary three-piece family bathroom completes the accommodation on this level.

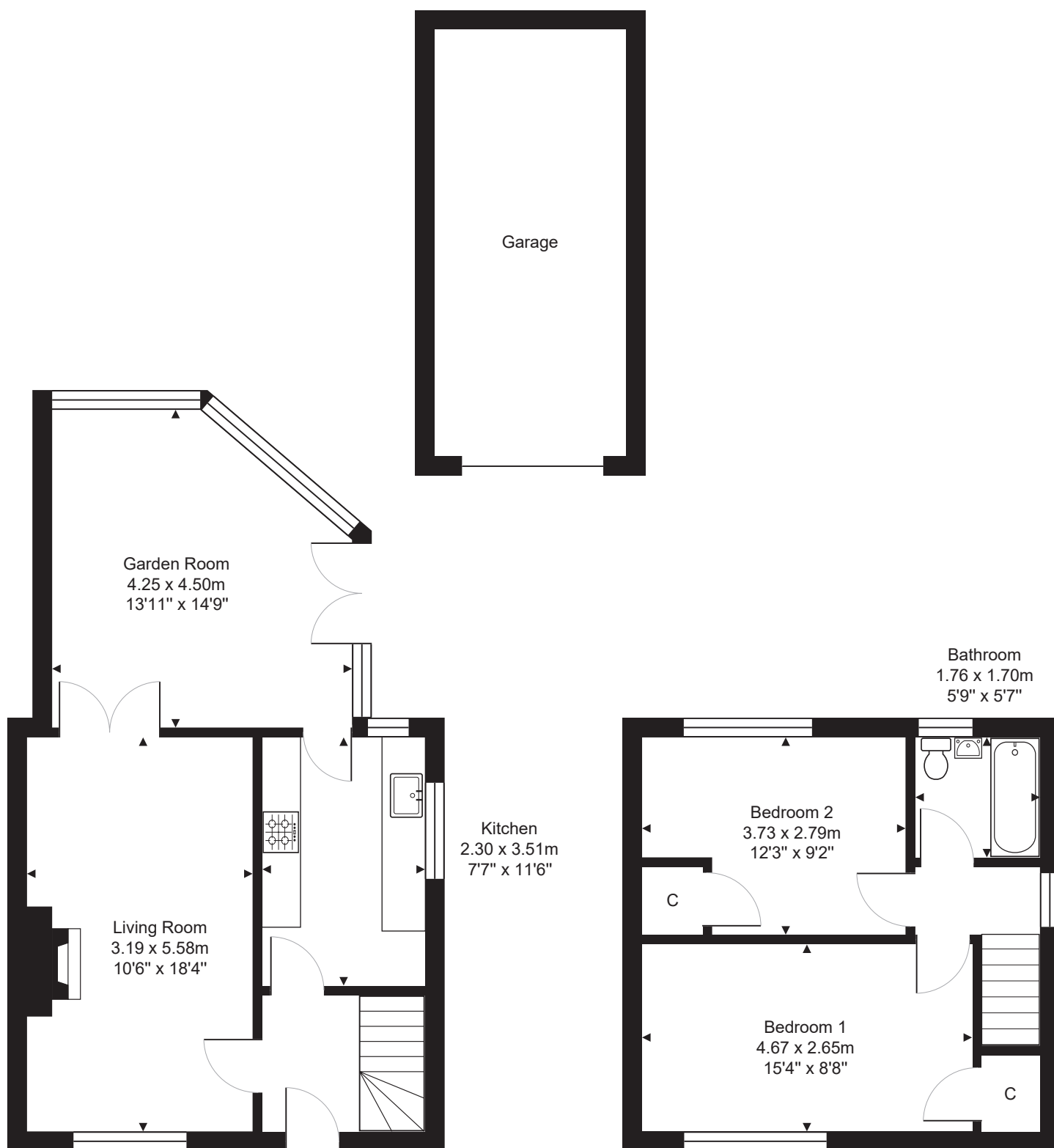




Bedroom 2







Gross internal floor area (m²): 79m²

EPC Rating: C

Externally, the property is further enhanced by a large rear garden, which features a single garage and a substantial workshop; perfect for those requiring extra storage or workspace. To the front, there is a driveway providing private parking alongside a neat garden area.

This is a fantastic opportunity to acquire a well-presented semi-detached home in a popular residential area of Bonnyrigg, offering space, flexibility, and excellent outdoor potential.



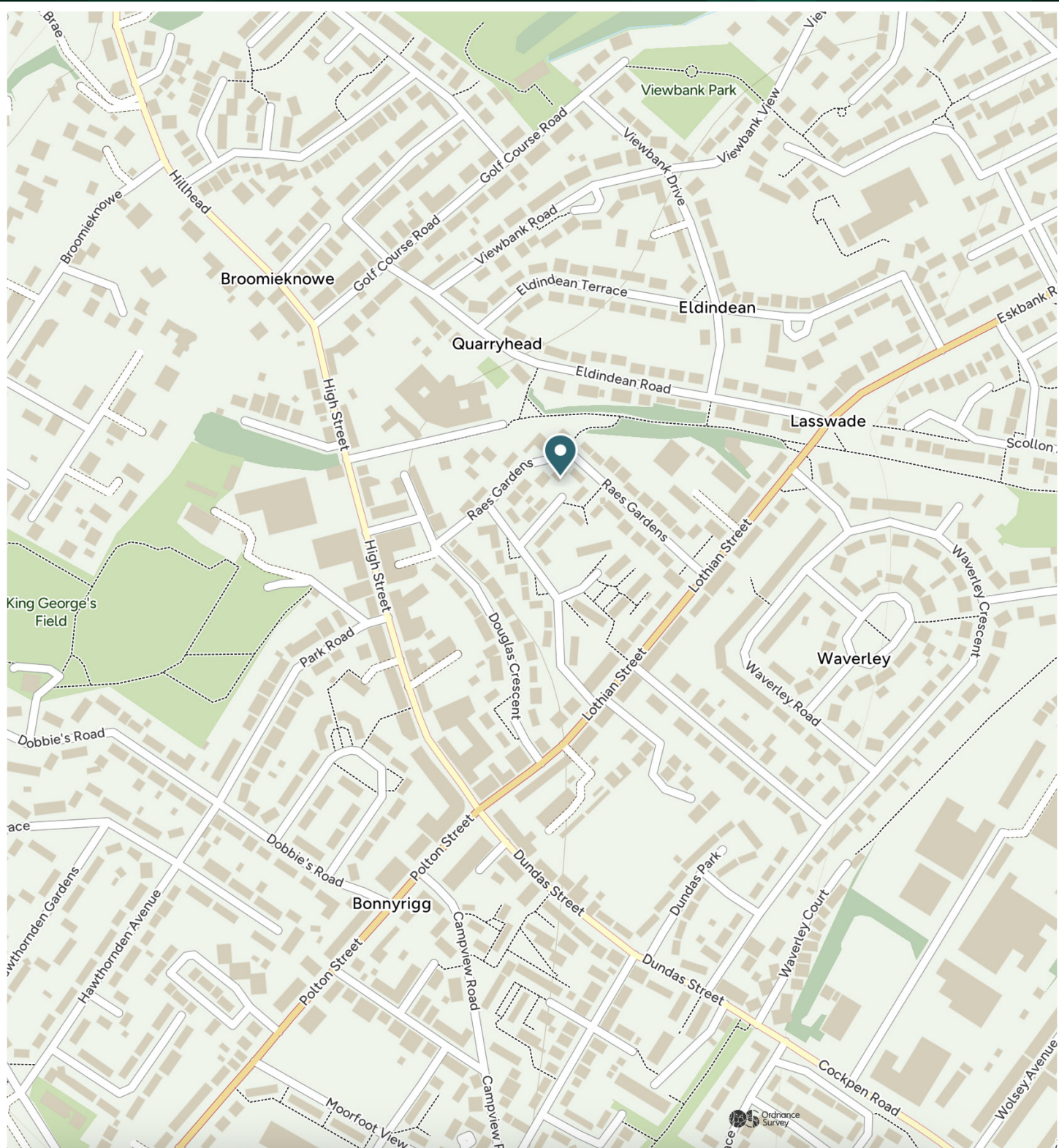


Bonnyrigg is a thriving Midlothian town, just eight miles from Edinburgh. It sits within open countryside as part of a crescent of small settlements stretching from Musselburgh to Penicuik.

The town is a renowned shopping hub, drawing visitors from a wide area for its extensive retail options, banking services, and a lively Thursday street market. Additional excellent facilities are available in nearby Dalkeith.

Local amenities include a library, a swimming pool, tennis courts, golf courses at Broomieknowe and Newbattle, a sports complex, and a bowling green. There are also primary schools of both denominations.

Significant road improvements provide quick access to the City Bypass, connecting to all major trunk routes. This makes Bonnyrigg an ideal base for commuters and those travelling throughout Scotland. A frequent bus service runs to Edinburgh, and by car, the journey often takes under twenty minutes.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.