

40 Skeltiemuir Avenue

BONNYRIGG, MIDLOTHIAN, EH19 3PX



*3 BEDROOM SEMI DETACHED HOUSE
WITH DRIVEWAY & ENCLOSED GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this charming, well-proportioned three-bedroom property. Ideal for family living, this home boasts generous living spaces, modern finishes, and an abundance of natural light throughout.

Upon entering, you are greeted by a welcoming hallway illuminated by the glass-panned entrance door, which allows natural light to flood the space. The hallway offers ample storage options and seamlessly flows into the large, open-plan living room, where a staircase leads to the upper floor. The spacious living room is immersed in natural light, making it a bright and airy space.

The Property

The living room flows into the well-equipped kitchen, which provides an abundance of cupboard storage, integrated gas hob and cooker, and expansive worktop space. Natural light from the conservatory brightens the kitchen, enhancing its already inviting atmosphere. A sliding door leads directly into the conservatory, creating a versatile area that could be used as a dining or additional living space, perfect for relaxing or entertaining. French doors open out to the rear garden, creating a perfect connection between indoor and outdoor. For added convenience, the ground floor also features a wet room/shower room with a WC.









Upstairs, the property comprises three well-sized bedrooms. The master bedroom features three large windows, creating a bright and airy atmosphere. The two larger bedrooms have built-in wardrobes. The third bedroom benefits from a smaller storage space.





Bedroom 2





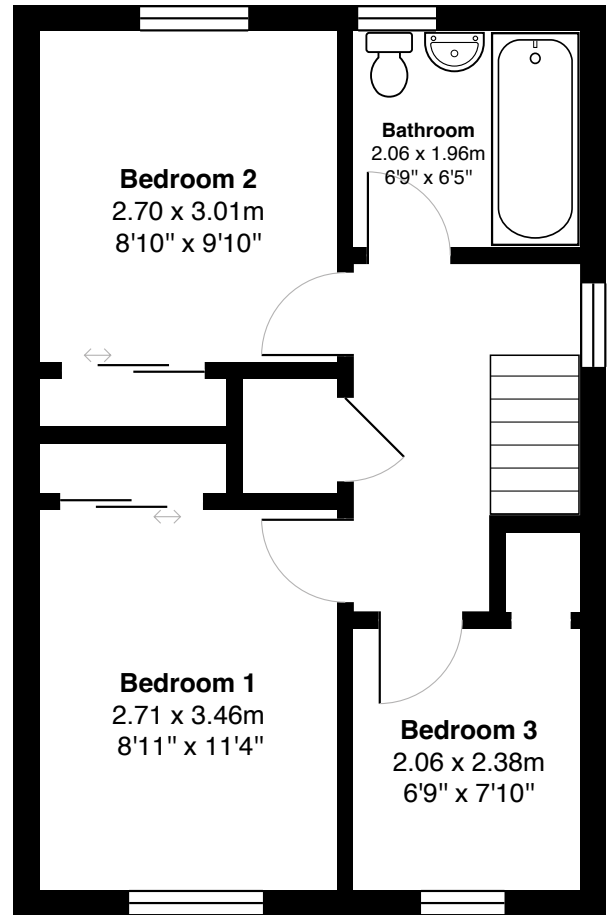
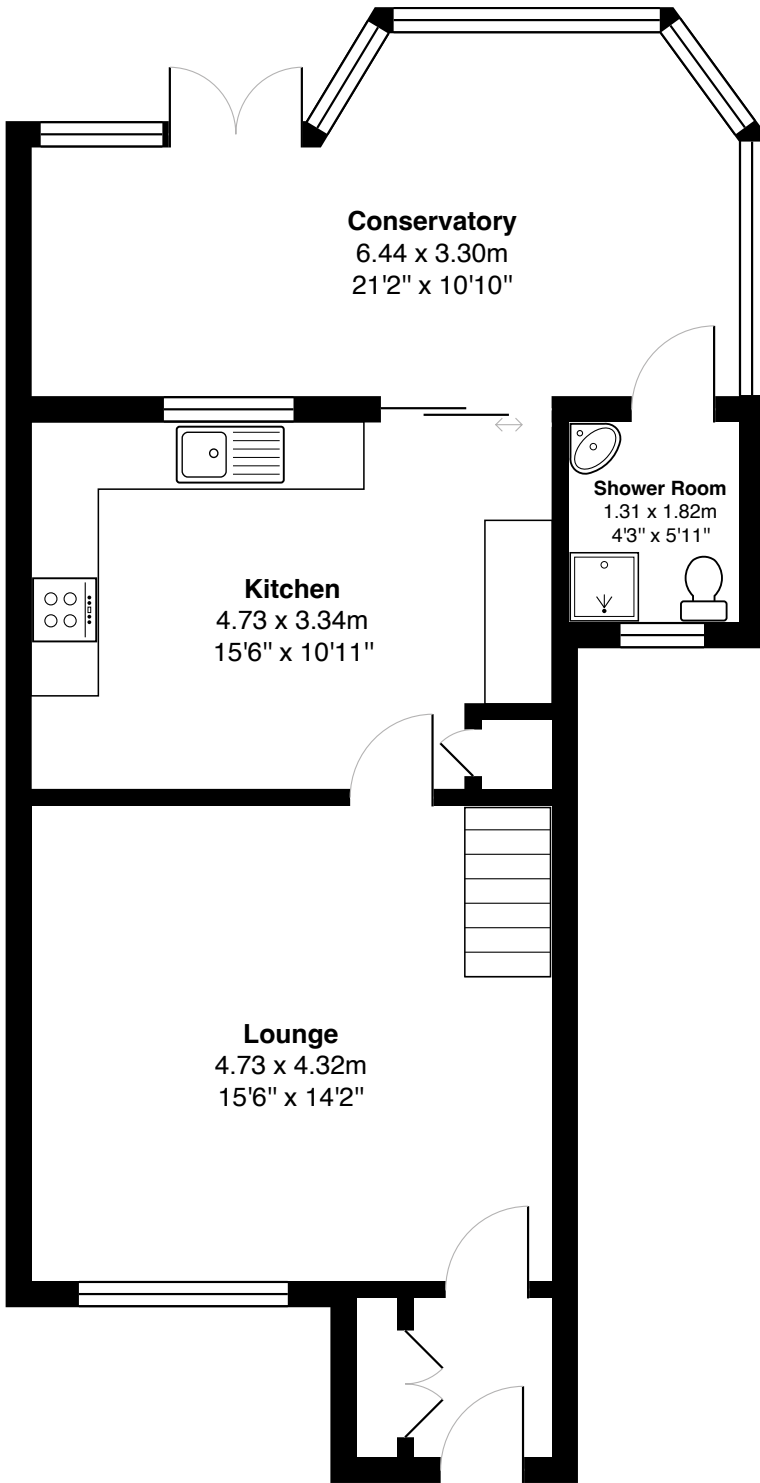
Bedroom 3





The family bathroom, located on the upper floor, is finished with white tiles and features a bath, with a bright window offering natural light.





Gross internal floor area (m²): 95m²

EPC Rating: C

Externally, the property is set back from the street, with a grassy area at the front and a parking space. The generously sized rear garden is fully enclosed with a wooden fence, providing privacy and plenty of space for outdoor activities. This large outdoor area is perfect for families to enjoy year-round. This well-maintained property offers a fantastic opportunity for those seeking a spacious, family-friendly home in a desirable location.

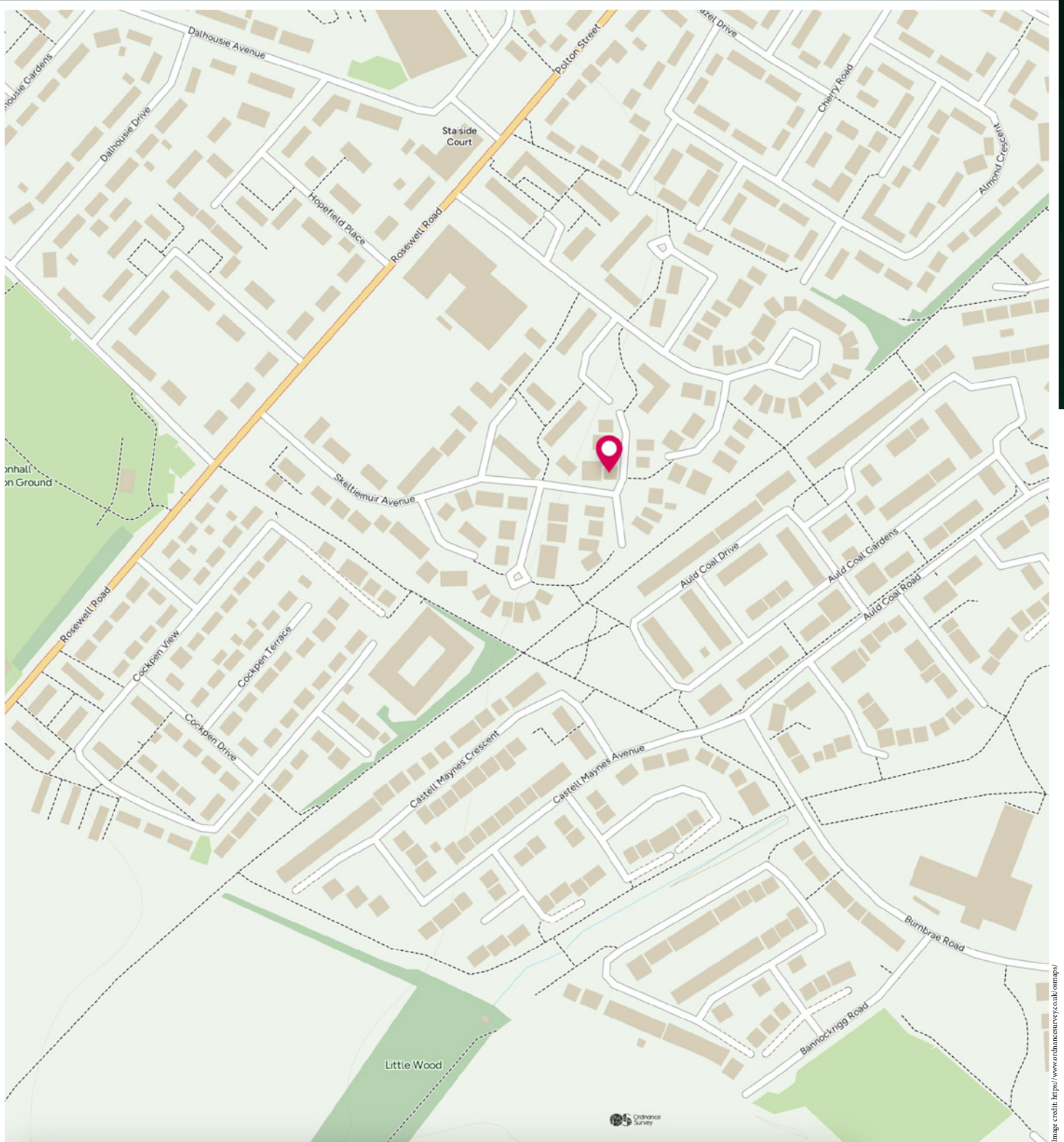




Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
Photographer



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 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.