

# 2 Auld Orchard

LOTHIAN STREET, BONNYRIGG, MIDLOTHIAN, EH19 3BR



*Spacious Three-Bedroom Family Semi-Detached Home in Midlothian's Popular Town of Bonnyrigg*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached family home in Midlothian's popular town of Bonnyrigg.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area with electric fireplace and engineered wooden floors running through into the kitchen/dining room.
- Fully equipped modern kitchen/dining room with access to the well-maintained rear garden. The kitchen is in excellent order with freestanding white goods with gas hob and fan oven.

# THE KITCHEN/DINER





- The house benefits from a main family bathroom on the first floor in modern condition with a spacious en-suite shower room.
- There are three bedrooms of which, two are double bedrooms and one is a generous single bedroom.

## THE BATHROOM



# BEDROOM 1



in modern condition with a spacious en-suite shower room



# BEDROOM 2



# BEDROOM 3



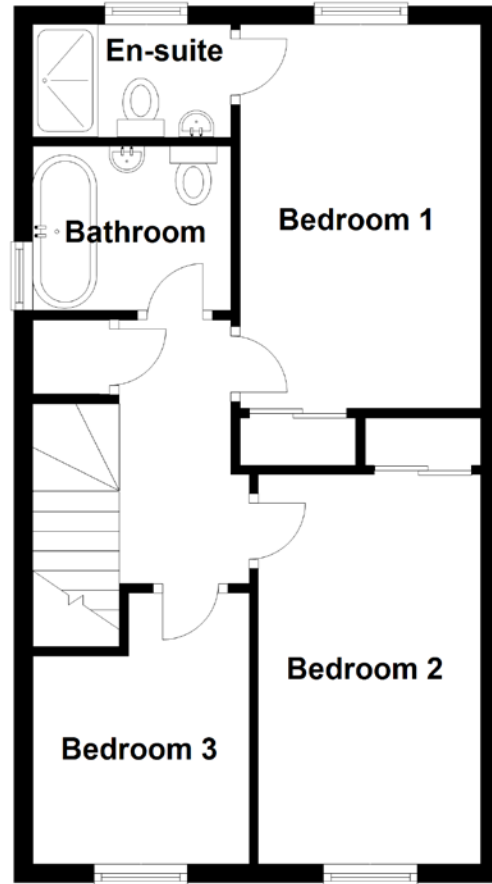
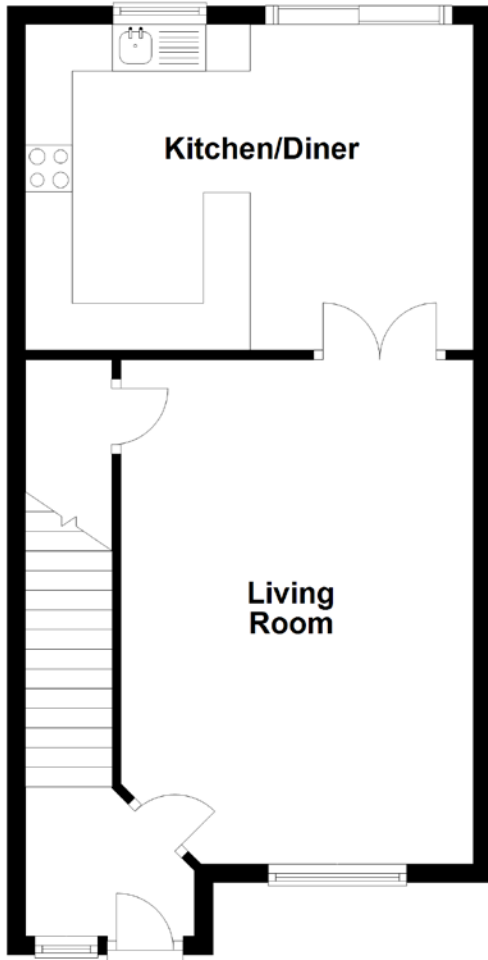
In addition, the property includes modern gas central heating, double-glazed windows and a partially floored attic. The house has a double drive to the front with an electric car charging port.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

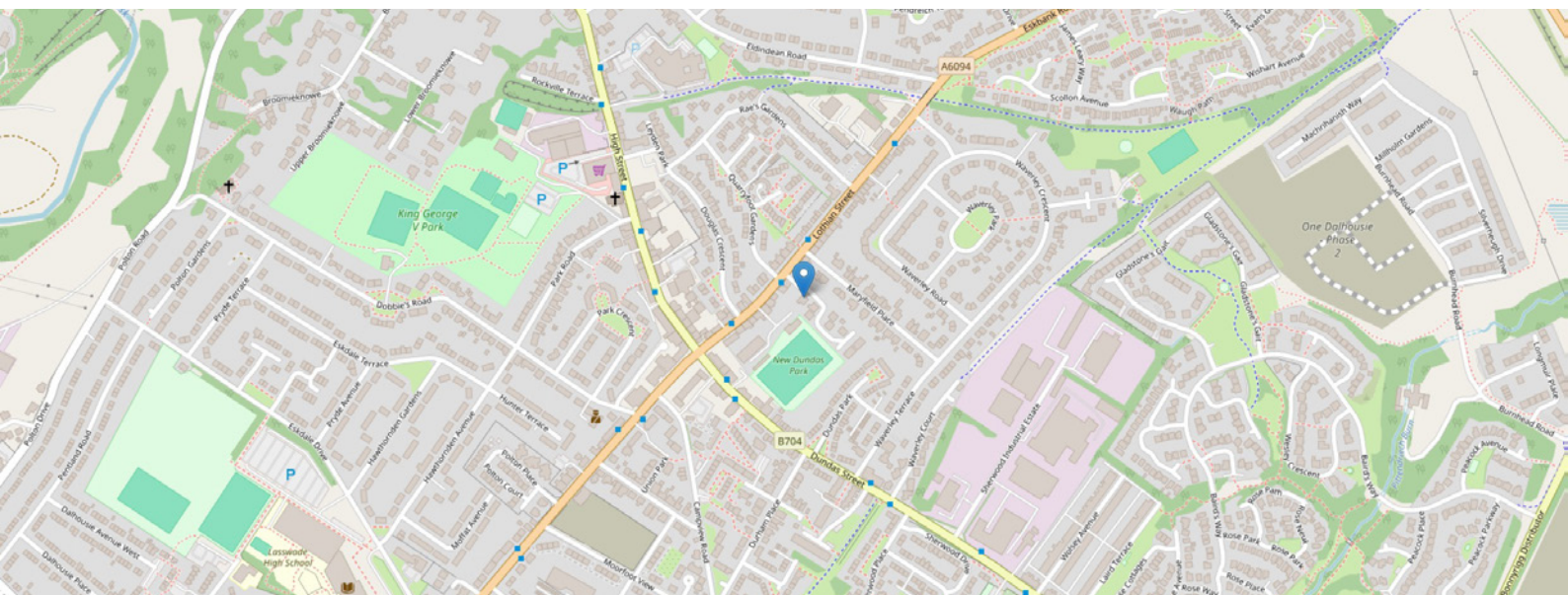


Approximate Dimensions  
(Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Kitchen/Diner | 4.79m (15'9") x 3.48m (11'5") |
| Living Room   | 5.39m (17'8") x 3.77m (12'4") |
| Bathroom      | 2.12m (6'11") x 1.75m (5'9")  |

|           |                               |
|-----------|-------------------------------|
| Bedroom 1 | 4.11m (13'6") x 2.57m (8'5")  |
| En-suite  | 2.12m (6'11") x 1.20m (3'11") |
| Bedroom 2 | 4.16m (13'8") x 2.38m (7'10") |
| Bedroom 3 | 2.89m (9'6") x 2.31m (7'7")   |

Gross internal floor area (m<sup>2</sup>): 89m<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, and 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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