

# 9 Catherines Court

BONNYRIGG, MIDLOTHIAN, EH19 3JJ



*THREE-BEDROOM END-TERRACED  
MODERN HOME*



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McEwan Fraser is delighted to present this three-bedroom end-terraced modern home to the market. The property offers generous living space with a spacious through lounge, a well-proportioned kitchen, three good-sized bedrooms, a family bathroom, a ground floor WC, and a fully enclosed rear garden.

On entering the property you find a welcoming entrance hallway with a WC and an integrated storage cupboard. The spacious dual-aspect living room has excellent levels of natural light, neutral décor, and quality laminate flooring. There is ample space for a large suite, supporting furniture, and a dining table adjacent to the patio door which opens to the rear garden. The generous proportions give plenty of flexibility for an owner to create their ideal entertaining space.



A door from the living room opens into the kitchen which has a good range of base and wall-mounted units that provide plenty of prep and storage space. A gas hob, an electric oven, and the fridge freezer are integrated. Space is provided for a freestanding washing machine and dishwasher.



Climbing the stairs, the first-floor landing gives access to three bedrooms, a bathroom, and a loft for additional storage. Bedrooms one and two are doubles. Bedroom three is a large single. Two of the bedrooms have built-in wardrobes. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

Gas central heating and double glazing ensure a cosy home all year round.





**Bedroom 2**



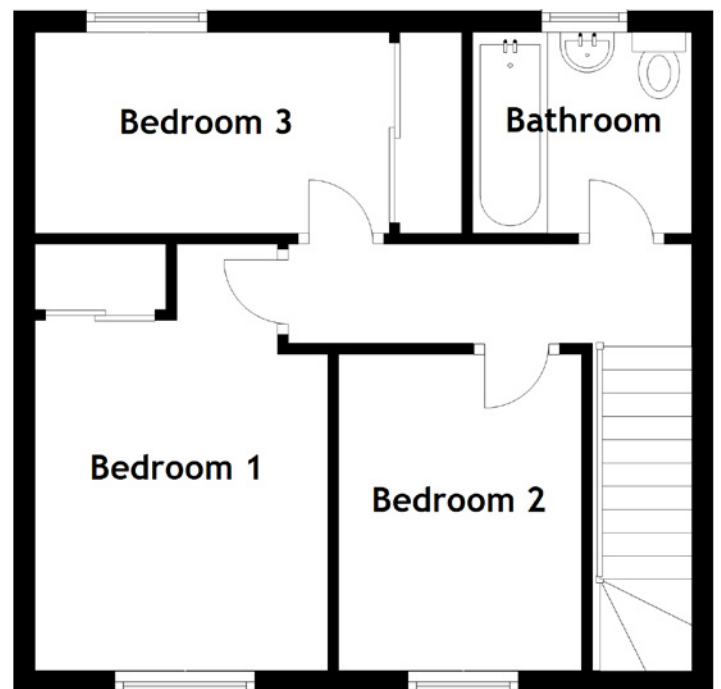
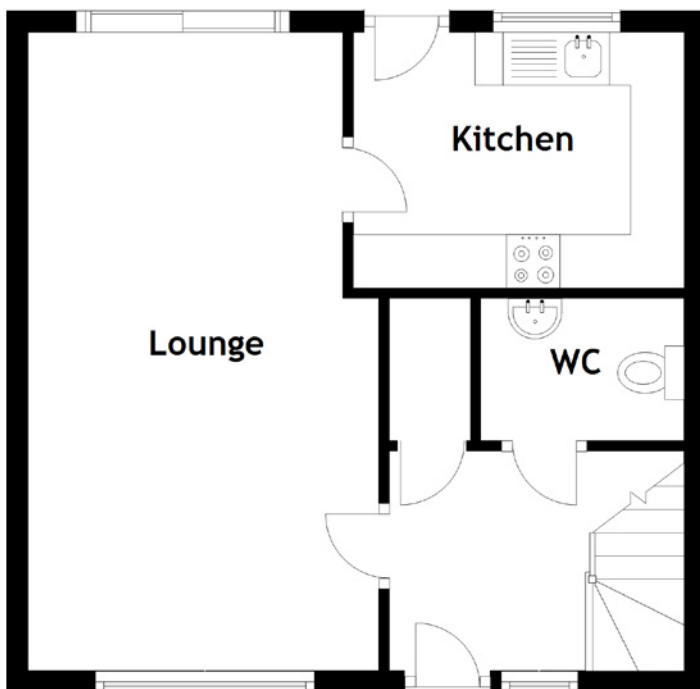


**Bedroom 3**









### Approximate Dimensions

(Taken from the widest point)

Lounge	5.98m (19'8") x 3.29m (10'9")
Kitchen	3.10m (10'2") x 2.40m (7'10")
WC	1.90m (6'3") x 1.33m (4'4")
Bedroom 1	3.28m (10'9") x 2.74m (9')
Bedroom 2	2.96m (9'9") x 2.28m (7'6")

Bedroom 3	3.32m (10'11") x 1.88m (6'2")
Bathroom	2.05m (6'9") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C



Externally, the property has a fully enclosed rear garden with lawn, decking, and a patio area. The property also has access to a residents' car park.



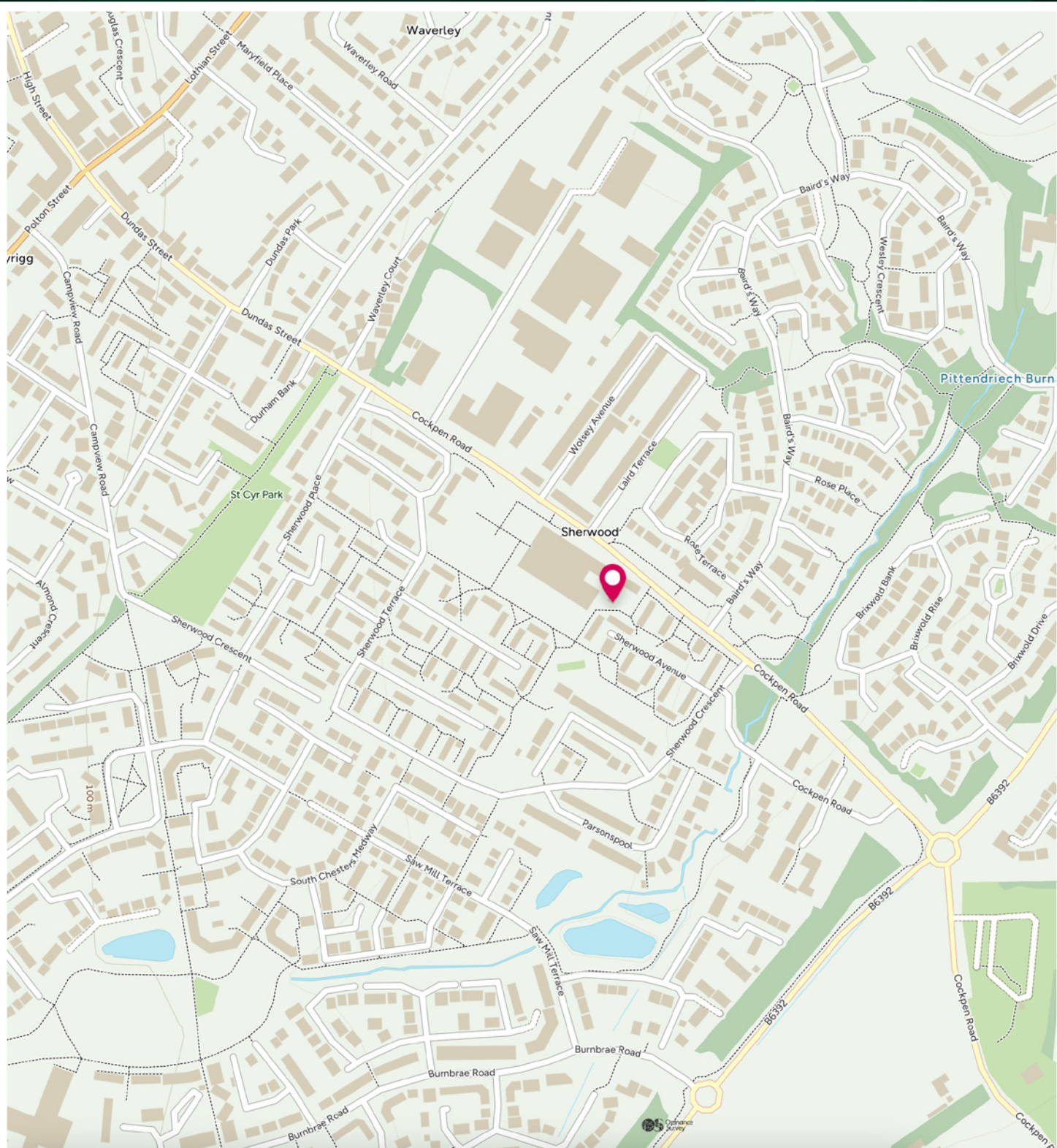


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Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh City Centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik to the west. The town offers a convenient location for easy access to Edinburgh or for anyone who is required to travel throughout Scotland perhaps in connection with their job. There are good local transport links to the City Centre via car, bus or the new Eskbank Train Station. The City Bypass can be reached in a matter of minutes making every major trunk route easily accessible.

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 Burnbrae 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".

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# McEwan Fraser Legal

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