




McEwan Fraser Legal

Solicitors & Estate Agents

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23 Dobbie's Road

BONNYRIGG, EDINBURGH, EH19 2BA



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McEwan Fraser Legal is delighted to present this spacious two-bedroom, main door upper villa that occupies a prime position within Bonnyrigg. It is worth noting that this property has recently been refurbished to an excellent standard and is expected to be quite popular. Early bird viewings are required.

The property itself benefits from private gardens to the side and rear of this property.

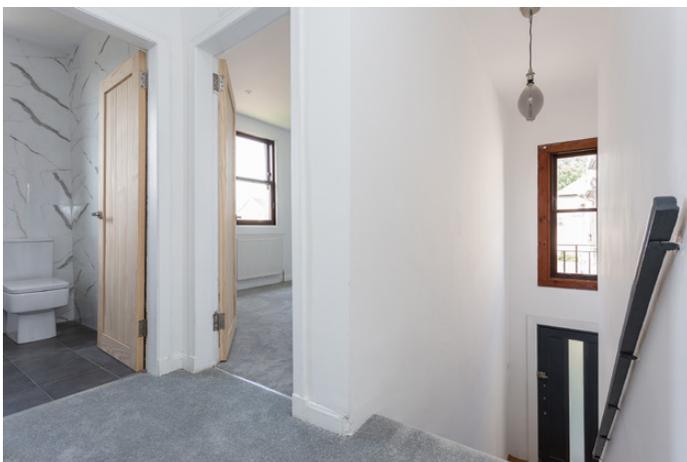
The accommodation briefly comprises of an entrance hallway and stairwell which is bright and welcoming, the hallway has a good-sized storage cupboard as well as providing access to all of the rooms. There is a large living room which is flooded with light from three windows.

The kitchen is very well proportioned and has been finished to an excellent standard, with fully integrated appliances, included are a washer dryer, fridge and freezer as well as benefiting from a fan oven and induction hob with more ample worktop space. It can be accessed via the lounge of the property and has a large

window which is rear-facing and overlooks the gardens.

The bedrooms are both very spacious double bedrooms with plenty of space for free-standing storage units the master bedroom however, does have a large walk-in wardrobe. To complete the property is a very modern and practical fully tiled bathroom. This is very spacious and benefits from both a bath and shower.

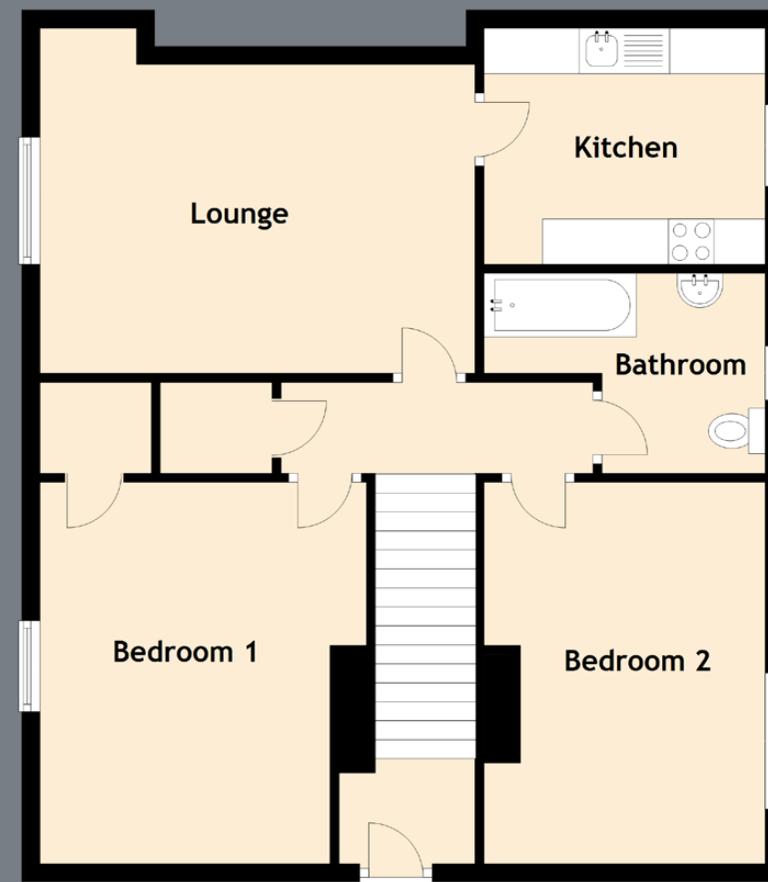
A full gas central heating system has been installed and should help ensure a warm yet cost-effective living environment. The property does also have a private attic space which for sure an added bonus. Accessed via the hatch in the hallway it provides excellent storage space and even the potential to extend one day.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	3.10m (10'2") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m²): 74m² | EPC Rating: C

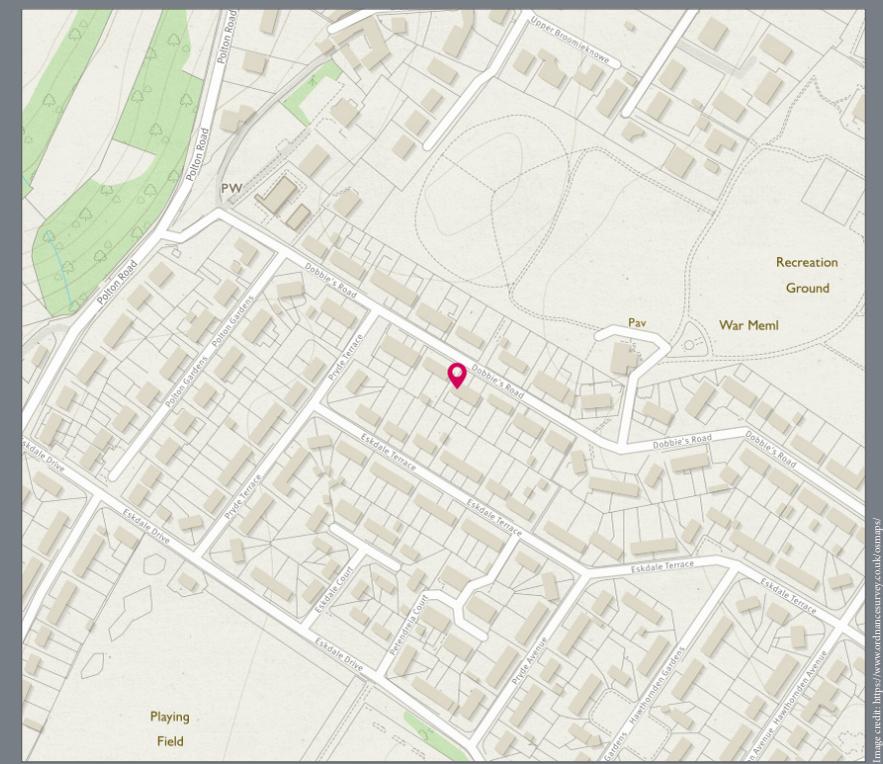


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Text and description
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Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer