



*Spacious Three Bedroom Terraced Home  
in Edinburgh's Popular Bonnyrigg.*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Bonnyrigg. The property is in walk-in condition having been modernised by the seller of the property.

# THE LOUNGE



“

Spacious living area which is flooded by natural light

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# THE KITCHEN



- Fully equipped spacious kitchen with freestanding appliances including the electric cooker, dish washer, washing machine and fridge freezer. Access to the private rear garden is via the Kitchen.
- Spacious living area which is flooded by natural light due to having windows at both ends of the room. Also benefitting more than adequate space for dining arrangements.
- Three well-proportioned bedrooms which include two double and one single bedroom. all of which have space for freestanding furniture.
- One main three-piece shower room is fully tiled with modern fixtures and fittings, heated towel rail and mains pressure shower.
- All window blinds and curtain poles will be included in the sale.

# BEDROOM 1



# BEDROOM 2





# BEDROOM 3 & BATHROOM



In addition to this, the property includes a well maintained front and back gardens which both have been landscaped, full double glazing and modern gas central heating.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

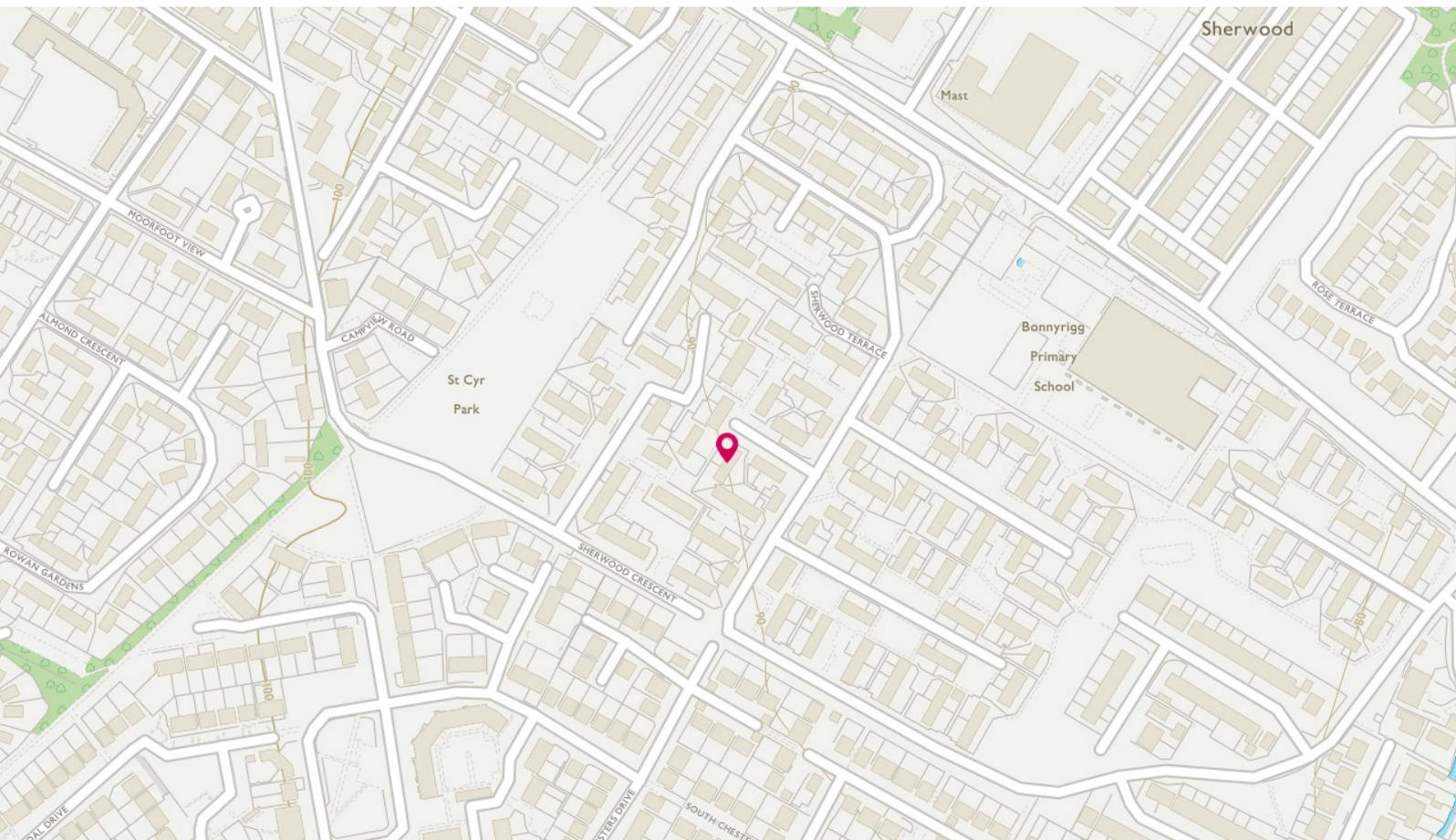


Approximate Dimensions  
(Taken from the widest point)

Lounge 6.10m (20') x 3.80m (12'6")  
Kitchen 3.60m (11'10") x 2.90m (9'6")  
Bedroom 1 4.70m (15'5") x 2.70m (8'10")

Bedroom 2 3.50m (11'6") x 3.30m (10'10")  
Bedroom 3 2.80m (9'2") x 2.30m (7'7")  
Shower Room 2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

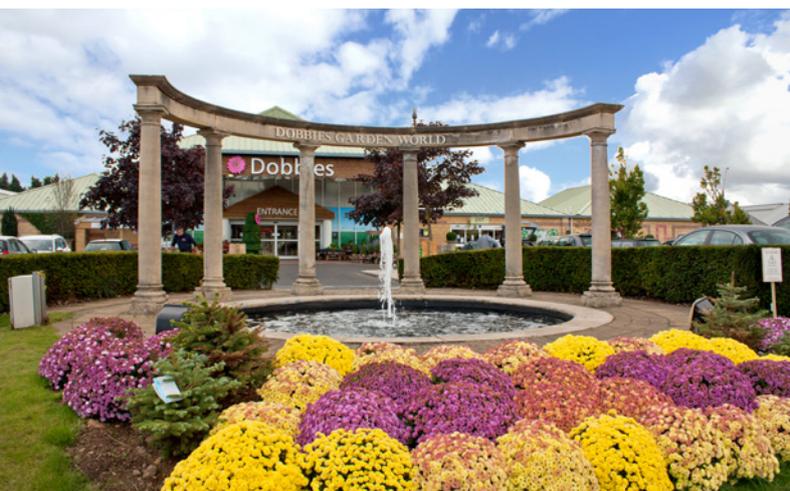
Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik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





Bonnyrigg is 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 and the new Eskbank Train Station and the City Bypass can be reached in a matter of minutes making every major trunk route within easy reach.

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 Bonnyrigg 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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