

61 Moorfoot View

BONNYRIGG, MIDLOTHIAN, EH19 3EP



*BEAUTIFULLY PRESENTED TWO BEDROOM
END-TERRACED HOME WITH DRIVEWAY AND
GENEROUS REAR GARDEN*



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Situated within a quiet and well-established residential area of Bonnyrigg, this beautifully presented two-bedroom end-terraced home offers spacious accommodation, a generous rear garden and private driveway, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The property has been well maintained throughout and is presented in move-in condition. The bright and welcoming living room provides an excellent space to relax, while the adjoining galley-style kitchen offers ample storage and worktop space.

The Property





In addition, the property has a conservatory, which provides a versatile additional living area and direct access to the rear garden, making it an ideal space for dining, entertaining or simply enjoying views of the garden all year round.





Upstairs, the property boasts two well-proportioned double bedrooms, both offering excellent storage potential and plenty of natural light. The family bathroom is well presented, while the loft provides valuable additional storage with scope for further use, subject to the necessary consents.

A further benefit of this property is the enhanced soundproofing incorporated within the party wall, helping to minimise noise transfer from the neighbouring property. This provides an added sense of privacy and contributes to a quieter, more peaceful living environment, making the home particularly well suited to modern family life.

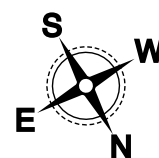
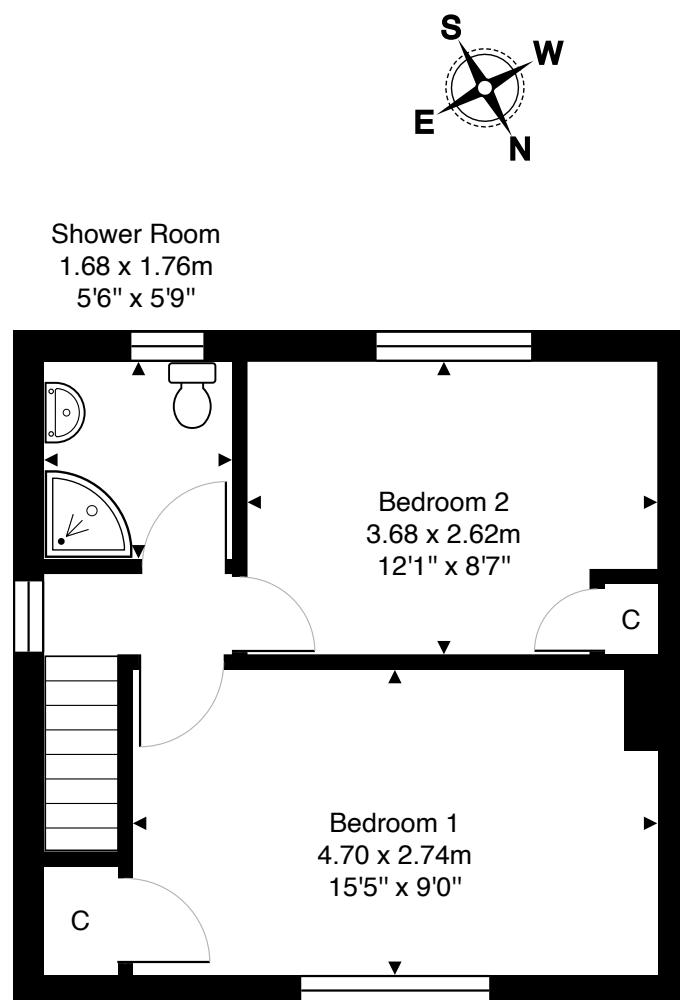
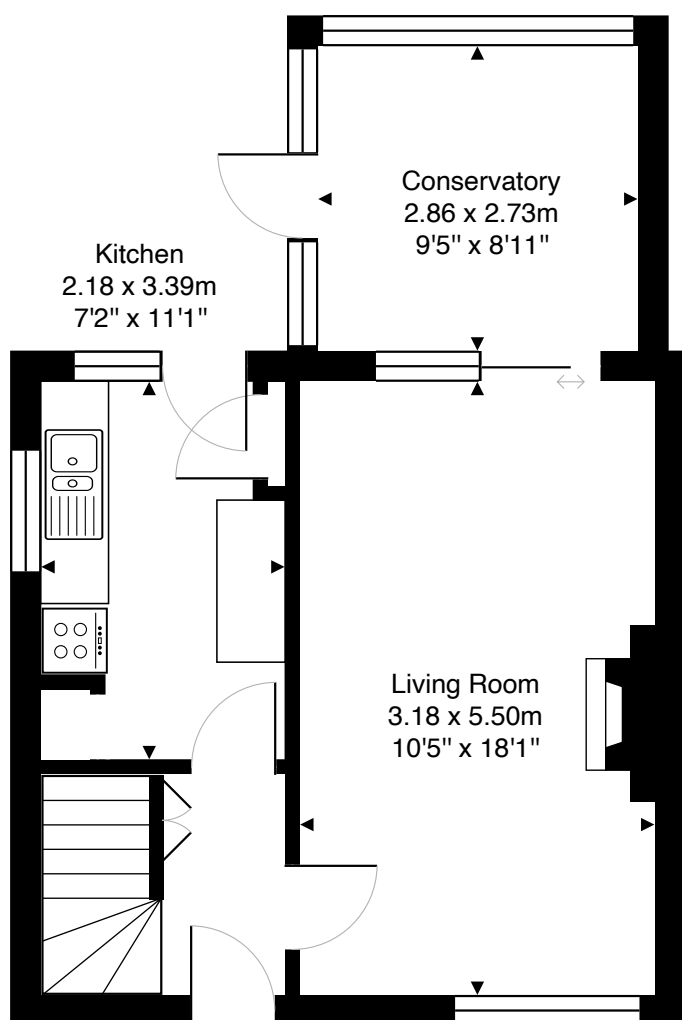
The Property



Bedroom 2







Gross internal floor area (m²): 61m²

EPC Rating: D



Externally, the property benefits from a private driveway to the front, providing convenient off-street parking. To the rear is a generous enclosed garden, offering an excellent outdoor space for children, pets and entertaining, with plenty of room to enjoy throughout the warmer months.

Bonnyrigg is a highly sought-after Midlothian town offering an excellent range of local amenities, including supermarkets, cafés, schools, leisure facilities and picturesque walks. Despite enjoying a peaceful setting away from the hustle and bustle of the city, the property benefits from excellent transport links, with regular bus services and easy road access into Edinburgh, making it ideal for commuters.

Combining spacious accommodation, excellent outdoor space and a superb location, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.





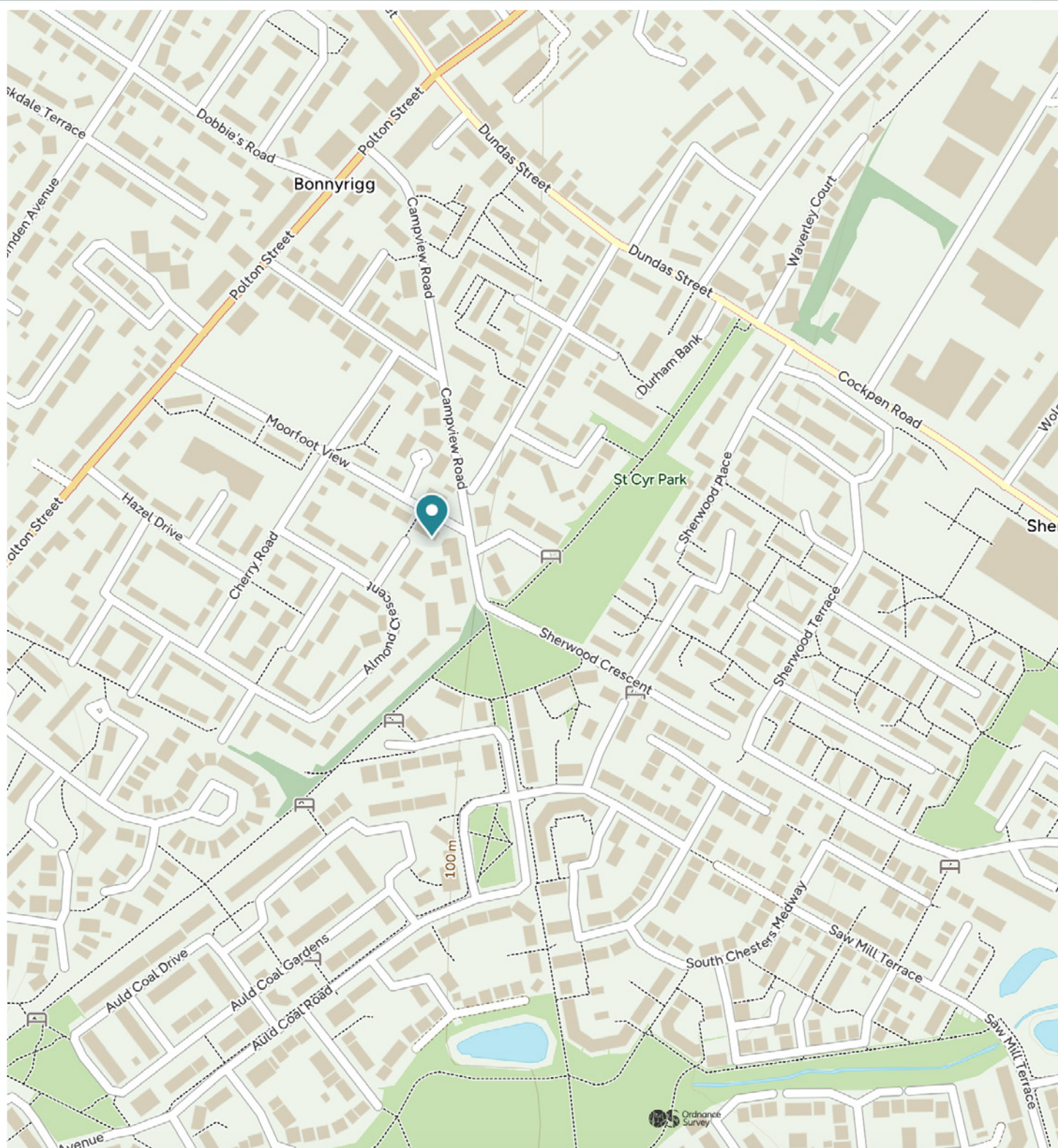
DALHOUSIE CASTLE

Bonnyrigg is a thriving town in Midlothian, about eight miles from Edinburgh city centre, surrounded by open countryside and forming part of a crescent of similar towns from Musselburgh to Penicuik.

Bonnyrigg offers an excellent shopping centre with banking, post office services, and a lively Thursday street market, with further alternatives available in nearby Dalkeith.

Leisure facilities include a library, swimming pool, tennis courts, golf courses at Broomieknowe and Newbattle, a sports complex at Lasswade High School, and a bowling green. Both denominational primary schools are available.

The road network has improved significantly, with the City Bypass reachable in minutes, providing easy access to major trunk routes. A frequent bus service connects to Edinburgh, and by car the journey often takes less than twenty minutes outside peak times, making Bonnyrigg a convenient location for commuters and those travelling throughout Scotland.



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