

27A Skeltiemuir Avenue

BONNYRIGG, EH19 3PX



*Spacious Two Bedroom Main door Flat In
Midlothians Town of Bonnyrigg*



0131 524 9797



www.mcewanfraserlegal.co.uk

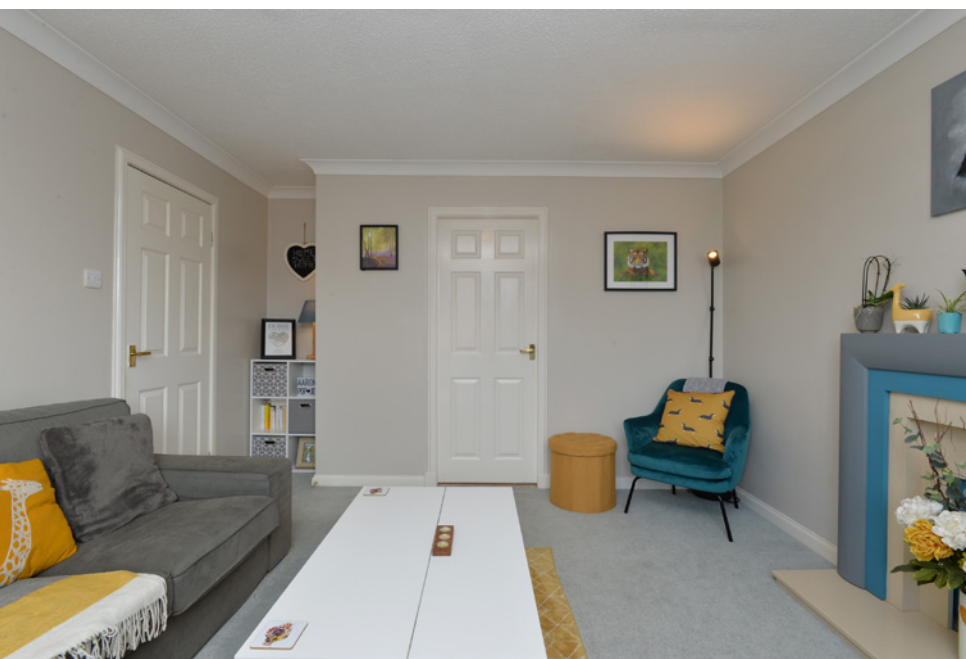


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McEwan Fraser Legal is delighted to present this two-bedroom and the property is in walk-in condition having been looked after by the current owner.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is flooded by natural light and offers various possibilities on furniture configuration.
- Fully equipped modern kitchen with built-in appliances and gas hob. The kitchen has excellent storage and workspace.

THE KITCHEN





- Two well proportioned double bedrooms which include integrated storage space.
- The main bathroom is in excellent condition and is a three-piece suite with a shower.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

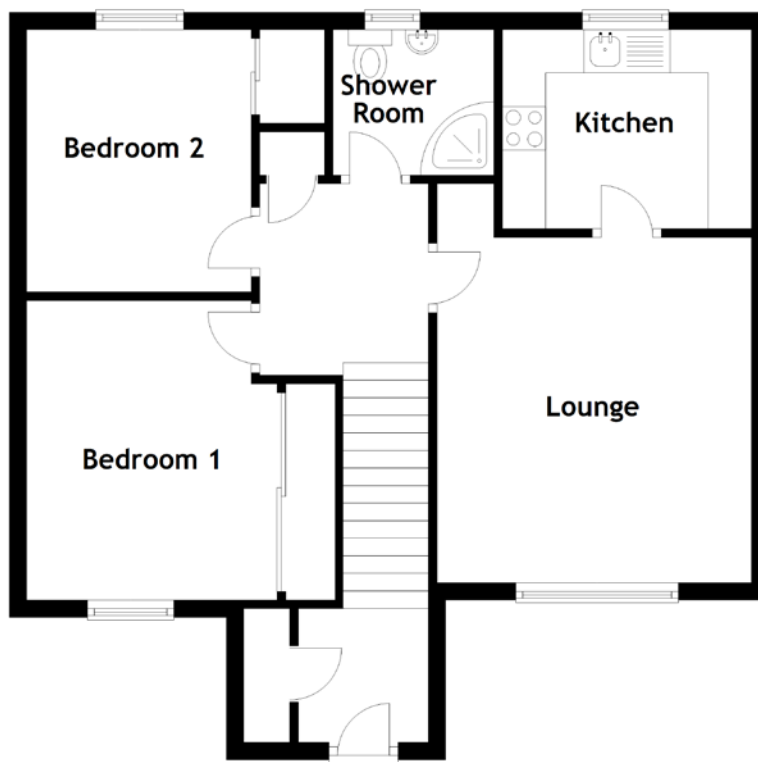


In addition, the property includes a private shared rear garden private parking and benefits from gas central heating and full double glazing, making for a warm and cost-effective home year-round.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



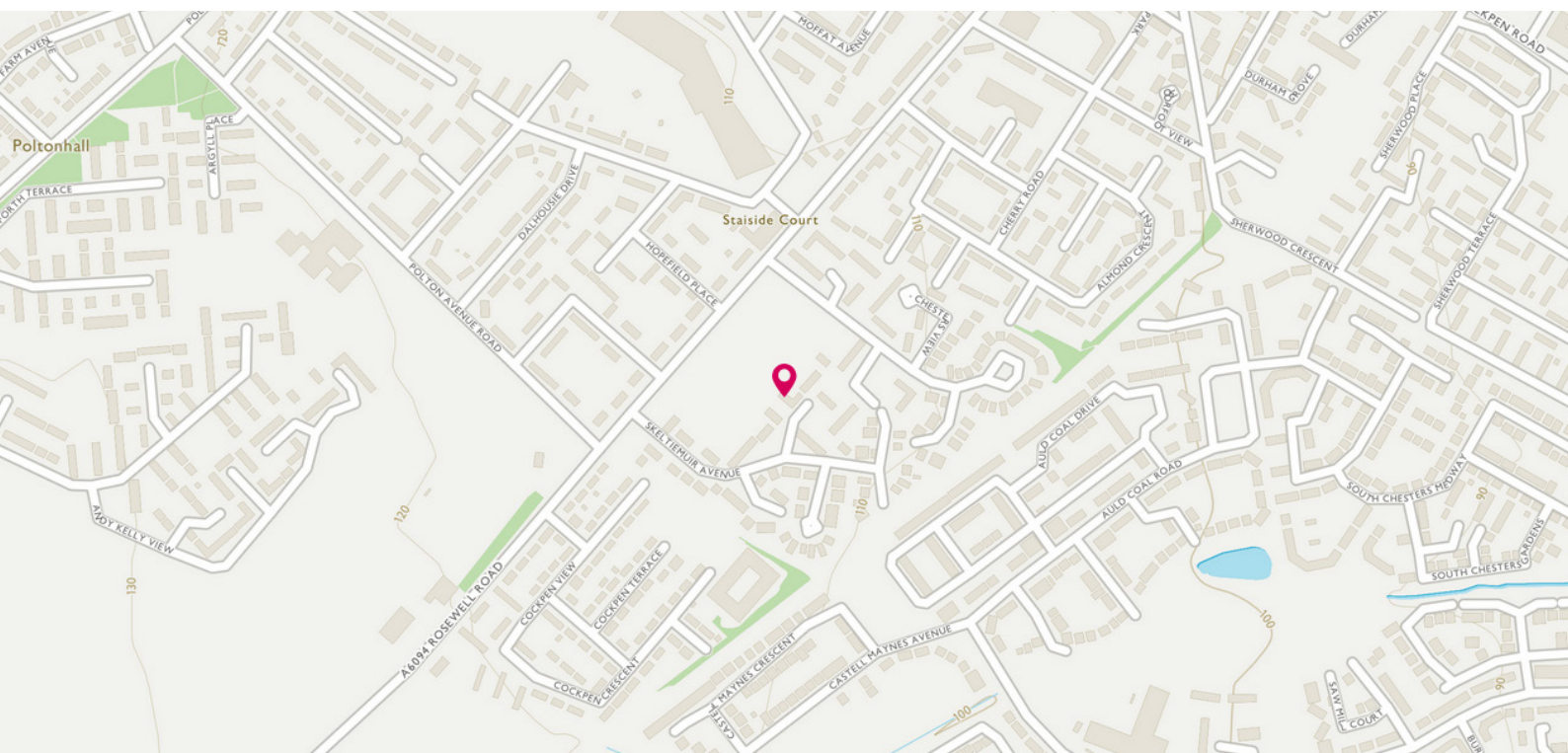
Approximate Dimensions
(Taken from the widest point)

Lounge 4.61m (15'1") x 3.64m (11'11")
Kitchen 2.88m (9'5") x 2.30m (7'7")
Bedroom 1 3.46m (11'4") x 2.90m (9'6")

Bedroom 2 3.03m (9'11") x 2.60m (8'6")
Shower Room 1.87m (6'2") x 1.86m (6'1")

Gross internal floor area (m²): 58m²

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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