

67 Dundas Street

BONNYRIGG, MIDLOTHIAN, EH19 3AY



*SPACIOUS THREE BEDROOM TOWNHOUSE IN
EDINBURGH'S BONNYRIGG*



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McEwan Fraser Legal is delighted to present this bedroom well-maintained/upgraded town house in Bonnyrigg. The property is in walk-in condition having been upgraded by the current owner.

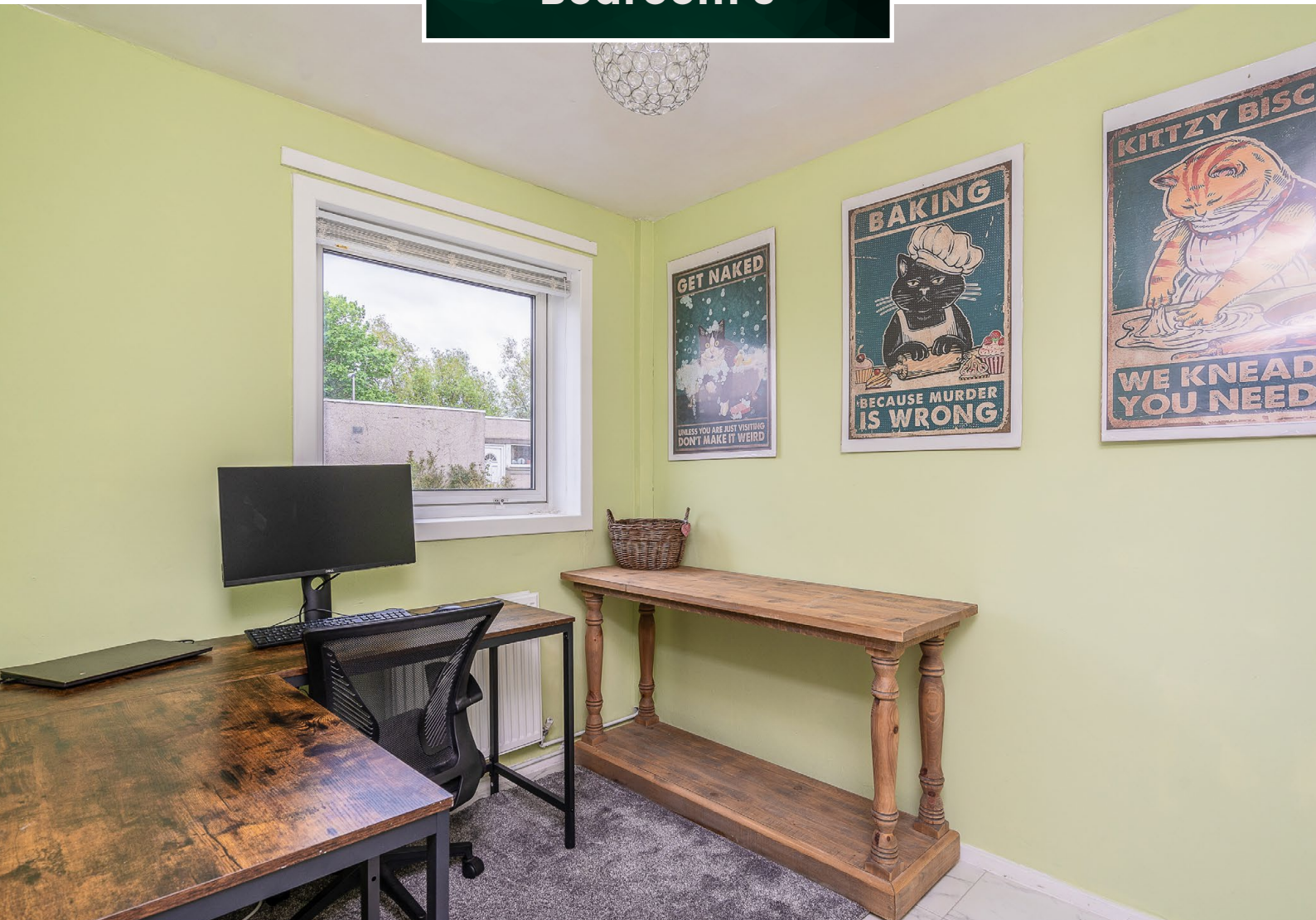
Inside, the property comprises of a fully equipped kitchen which is modern and benefits from electric hob, fan oven and free-standing appliances. The kitchen is an excellent space for entertaining offering both dining space and access to the private terrace. A spacious living area which is bright and spacious and offers various possibilities for furniture arrangements.

The property further benefits from three bedrooms. Two of which are situated on the top floor and the third is as you enter the property on the ground floor. Offering an excellent home office space with storage. The home has a modernised three-piece bathroom suite with shower over the bath.

In addition to this, the property includes free on-street parking, double-glazed windows and gas central heating. It is worth noting that the house has been upgraded and well looked after by the present owners.



Bedroom 3



The Kitchen



The Lounge





Bedroom 2

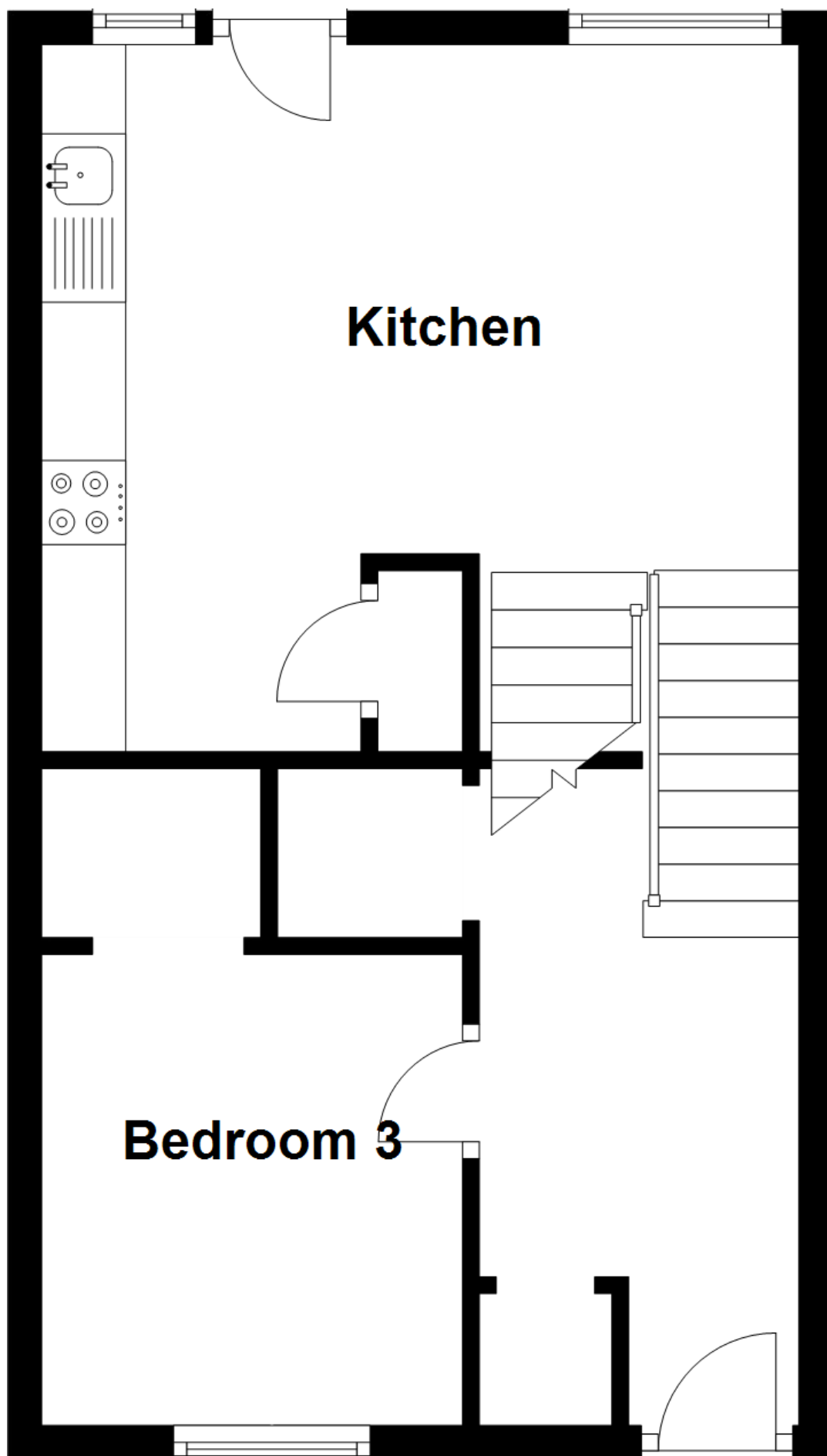


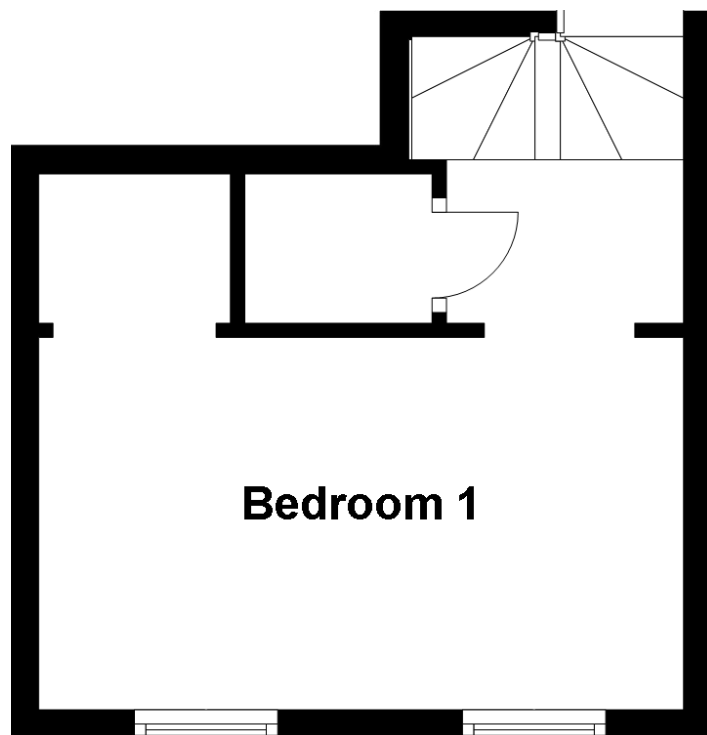
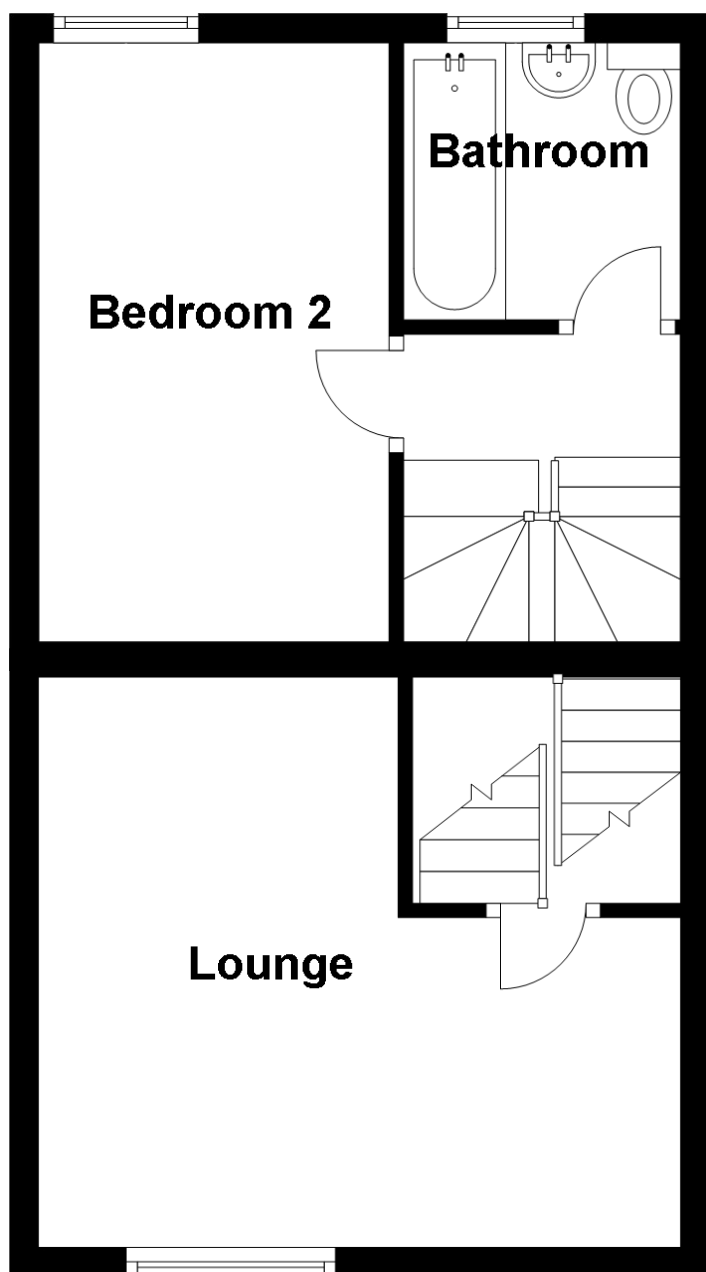




Bedroom 1







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 4.20m (13'9")
Bedroom 1	4.50m (14'9") x 2.60m (8'6")
Bedroom 2	4.10m (13'6") x 2.40m (7'11")
Bedroom 3	2.80m (9'2") x 2.50m (8'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 88m²

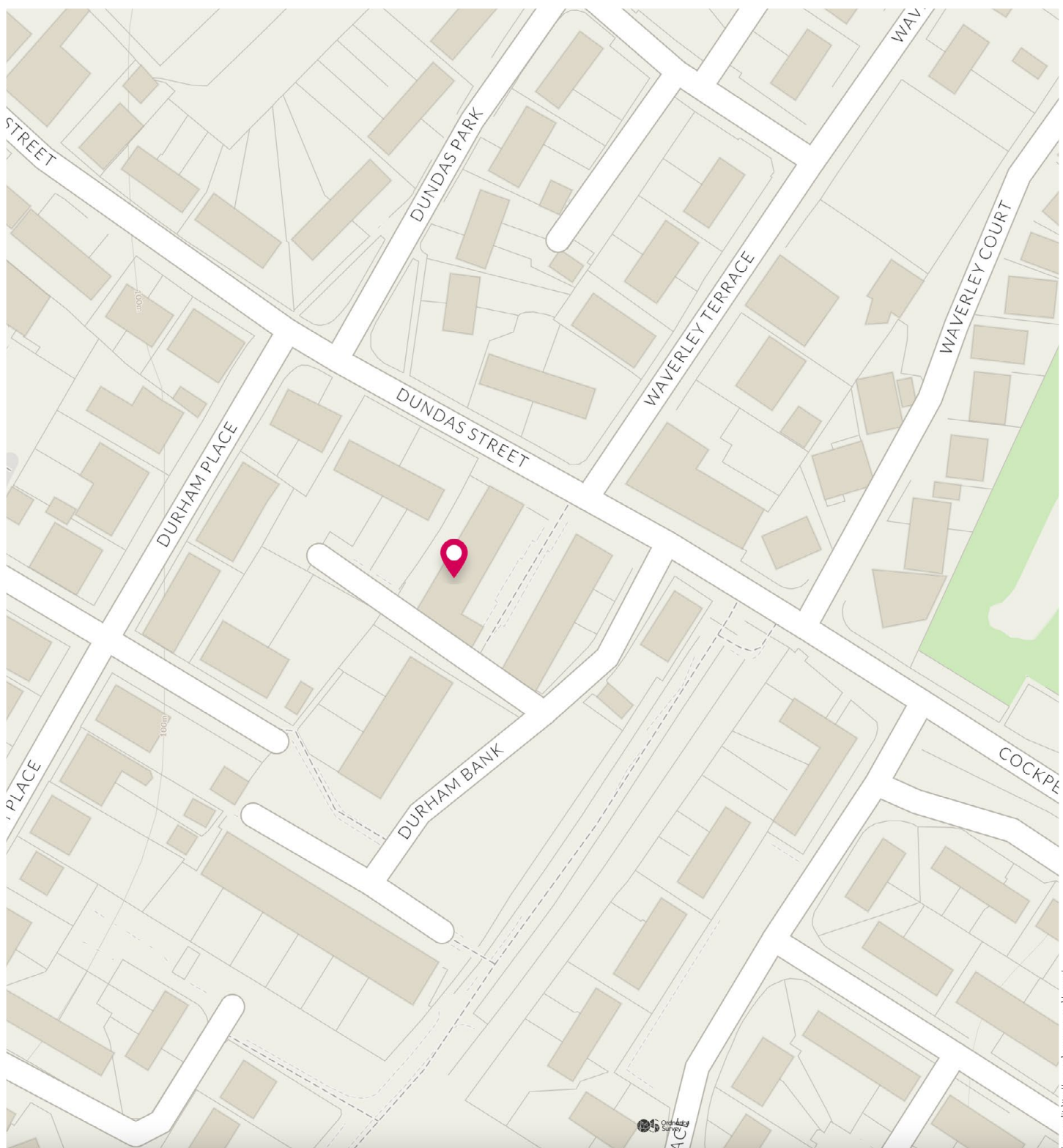
EPC Rating: C





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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