



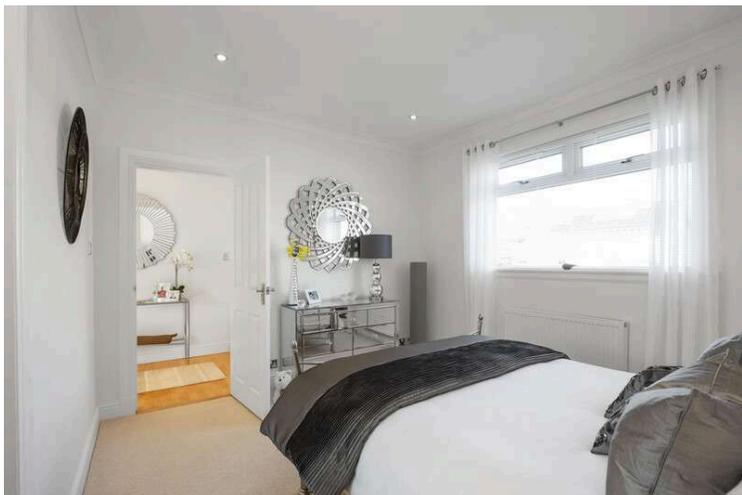
55 Pendreich Avenue, Bonnyrigg, Midlothian, EH19 2EE

www.mcdougallmcqueen.co.uk



McDougall McQueen are proud to present to the market this rarely available, immaculate, spacious two-bedroom semi-detached bungalow with lovely private garden grounds and driveway leading to a detached garage. Situated in a much sought after prime residential location, this property is ideally placed, being only a short walk from highly regarded primary schooling, and a Tesco Supermarket. Bonnyrigg town centre is also within easy walking distance and provides a host of local shopping, banks, restaurants, and hostelrys. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters. The property is presented and in superb turnkey condition throughout and an early viewing is recommended to fully appreciate this lovely property in this quiet sought-after location.

- Vestibule
- Reception hallway with Ramsey ladder loft access (part floored with light)
- Spacious lounge with bay style window to front, feature recessed inset gas fire
- Lovely, fitted kitchen with a range of base and wall units, granite worktop, inset sink, five ring gas hob, glass splashback, extractor, and a range of integrated appliances
- Bedroom with window to the rear and built-in mirrored wardrobes.
- Bedroom two with window to the front and built-in mirrored wardrobes
- Gorgeous family bathroom with three-piece white suite, shower over the bath with wall mount controls, and folding shower screen
- Gas central heating and double glazing
- Driveway for off street parking
- Single detached garage with light and power



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

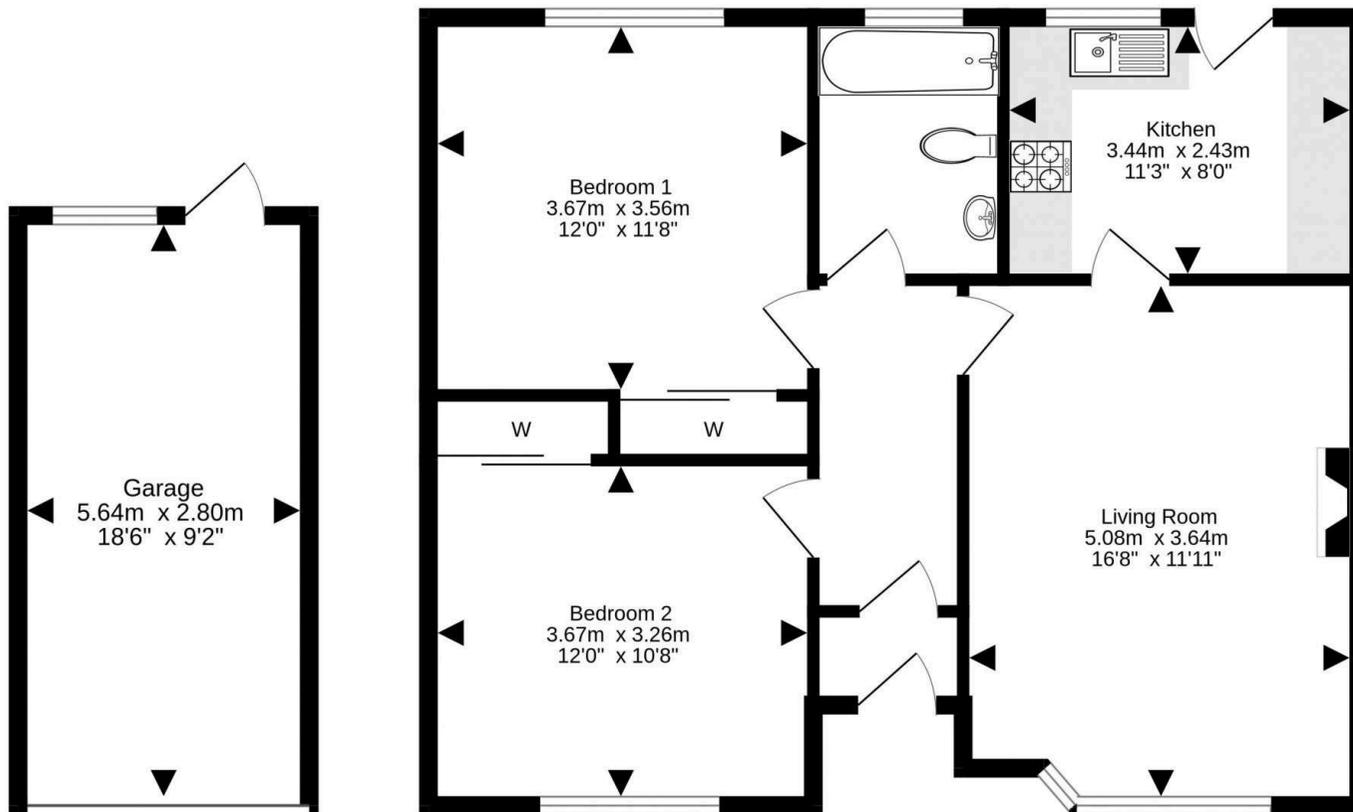
Extras

All floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

