



## 105a High Street, Bonnyrigg, Midlothian, EH19 2ET

Beautifully Presented, Two-Bedroom, Upper Villa with Generous Private Garden

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# Property Description

Beautifully presented, two-bedroom, upper villa, with a generous and highly maintained private garden. Forming part of a period stone-built terrace, near the centre of Bonnyrigg, Midlothian.

Comprises a vestibule, hall, living/dining room, kitchen, two flexible bedrooms, a shower room and a WC.

Tastefully finished in light neutral decor throughout, with a modern kitchen and appliances, a dual-aspect public room and tall ceilings. In addition, there is gas central heating, double glazing, hardwood flooring for the kitchen; and good storage including bedroom wardrobes and a loft.

Externally, there is a secluded and enclosed garden giving access to the property via a stone stairway, with patios, a lawn and a quality summer house, with some shrubs and plants included.

A welcoming entrance vestibule opens into the hall, affording access throughout the property. With a dual aspect, enjoying plentiful natural light, a spacious living/dining room is tastefully finished, with light decor, carpeted flooring, a fireplace surround and a central light fitting. Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and hob, and a freestanding fridge/freezer and washer/dryer (no warranty will be given with any of the appliances included in the sale).

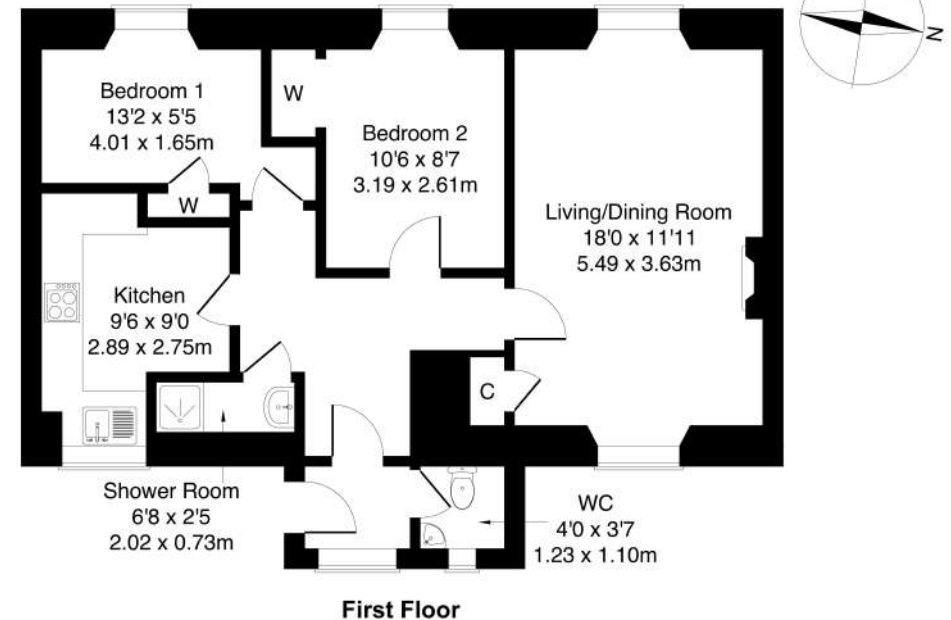
Two bedrooms are set to the front, similarly well-finished with light decor, carpeted flooring, pendant light fittings, and built-in wardrobe space. Completing the accommodation, the shower room is set internally off the hall with a cubicle, sink and tiled splash walls; whilst a WC is set off the vestibule with a rear-facing window.

Living room sofas, and all blinds and curtains are included in the sale.

No onward chain.

**omov<sup>8</sup> REAL ESTATE** 105a High Street, Bonnyrigg, EH19 2ET  
Estate Agents and Solicitors

Approximate Gross Internal Area: (689 sq ft - 64 sq m.)

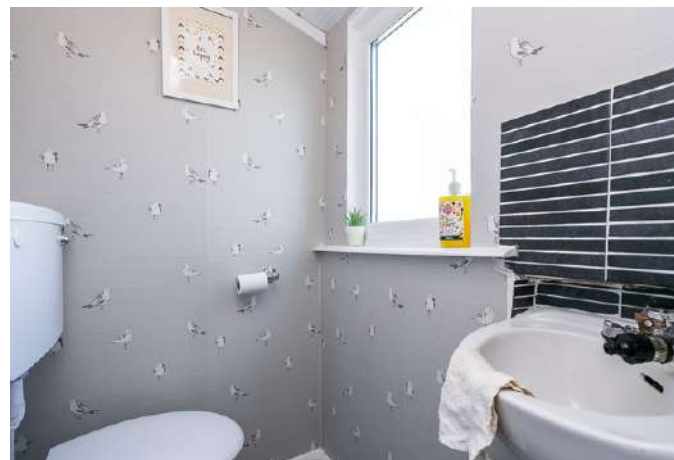


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Bonnyrigg is a popular residential location, with good commuting links to Edinburgh's city bypass via the A7, giving further connections to the city centre and surrounding areas. The town's high street provides all the usual day-to-day amenities, whilst Straiton Retail Park, with many high-street names, is within four miles. Bonnyrigg has its own library and health and





leisure centres with a swimming pool. Frequent bus services also serve the area for travel into the centre of Edinburgh and beyond. Bonnyrigg is a green belt village and has plenty of open countryside and areas for recreation close by, such as Roslin Country Park, the Pentland Hills, and three golf courses.







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