



Offers over £265,000

15 Baird's Way, Bonnyrigg, EH19 3NS



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A detached two-bedroom bungalow set on an elevated plot with lovely views in a quiet residential area, benefiting from private parking and gardens to the front and rear.

Living/Dining Room; Conservatory; Separate Modern Kitchen; Two Double Bedrooms with Built-In Wardrobes; En Suite Shower Room; Bathroom; Gas Central Heating; Double-Glazing; Private Front And Rear Mature Gardens; Driveway Parking

No warranty shall be given in respect of the systems or central heating and appliances – the property is sold as seen.

#### ACCOMMODATION (WIDEST POINTS)

|                                |                              |
|--------------------------------|------------------------------|
| <b>Living Room/Dining Room</b> | 15'8" x 15'3" (4.80 x 4.67)  |
| <b>Kitchen</b>                 | 10'9" x 8'7" (3.30 x 2.64)   |
| <b>Bedroom 1</b>               | 11'5" x 10'9" (3.48 x 3.30)  |
| <b>Bedroom 2</b>               | 10'4" x 8'5" (3.15 x 2.57)   |
| <b>Conservatory</b>            | 13'10" x 11'8" (4.22 x 3.58) |

## LOCATION

Baird's Way is a meandering residential road which winds its way through this peaceful corner of Bonnyrigg. Bonnyrigg is a thriving commuter town to the south of Edinburgh with a busy high street offering a host of everyday shops and amenities. The town is surrounded by open countryside and a selection of golf courses, making it a pleasant, green environment in which to live, whilst the nearby town of Dalkeith offers more extensive facilities. Nearby Straiton Retail Park offers an even wider array of shops and superstores, Eskbank Railway Station is on the Borders Railway offering rapid links into Waverley Station or South to Galashiels. For the motorist there is excellent access to the A7, A68 and City Bypass.

## EXTRAS

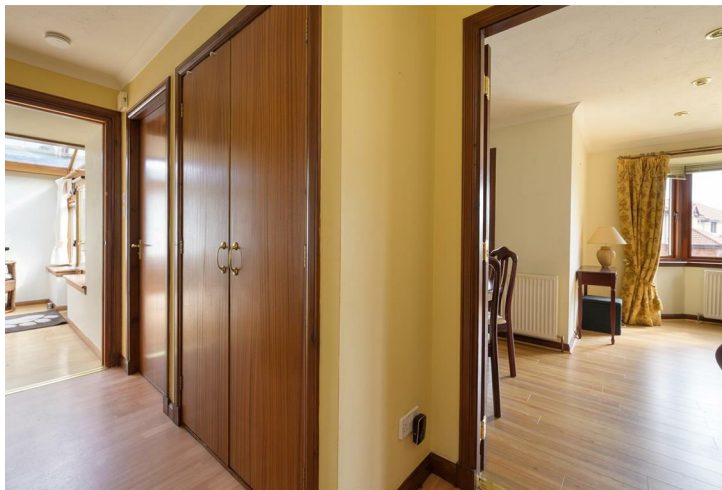
White Goods included in the sale

## EPC RATING

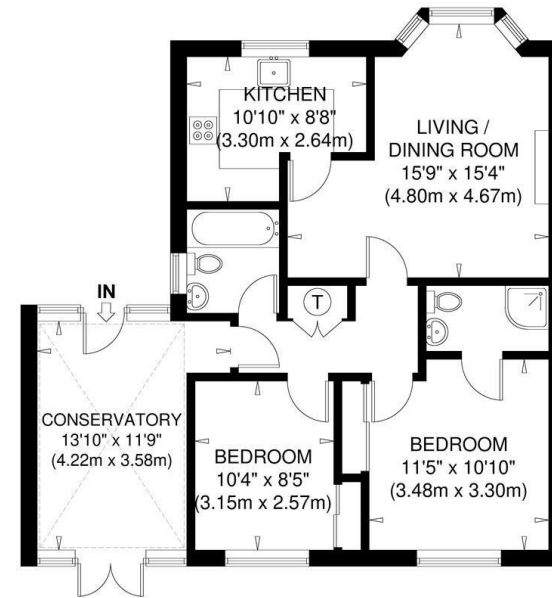
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## VIEWING

By Appointment only please telephone: 0131 554 6244







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 72.7 SQ M / 782 SQ FT

BAIRDS WAY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 72.7 SQ M / 782 SQ FT  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.