



9 Broomieknowe Park, Bonnyrigg, EH19 2JB

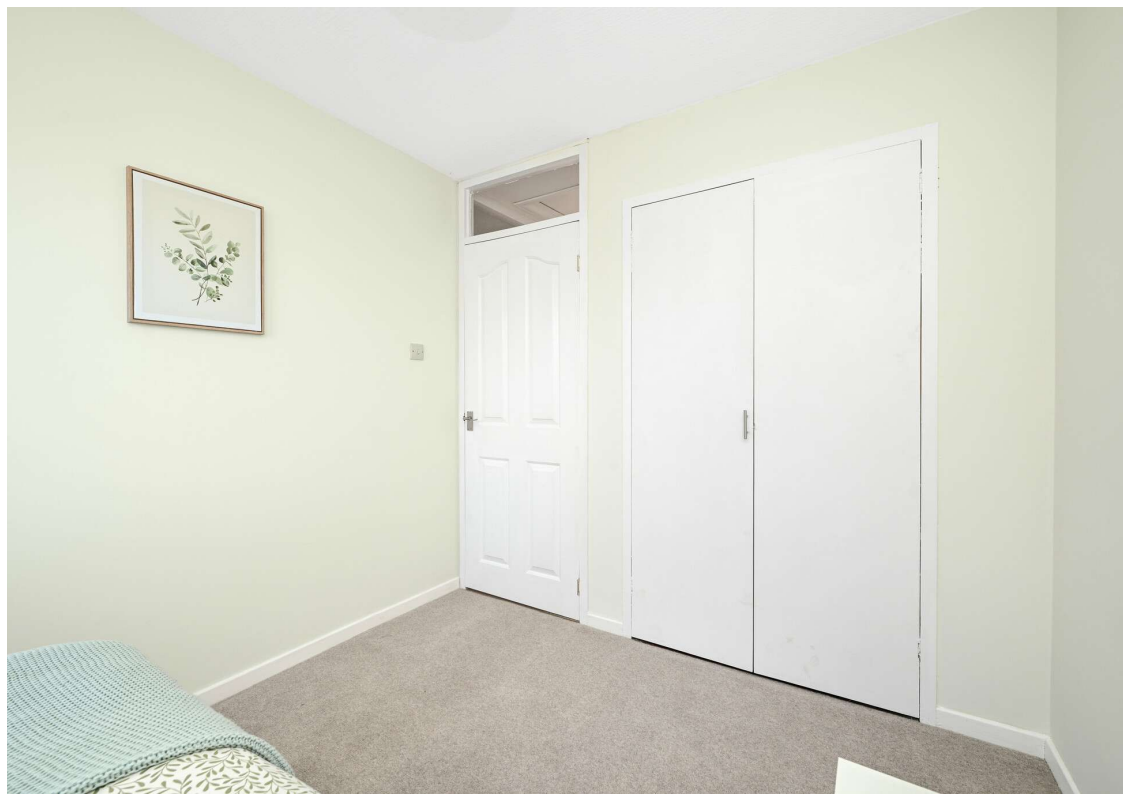


Welcome

Welcome to 9 Broomieknowe Park, an exceedingly rare opportunity to purchase a bright and spacious two-bedroom detached bungalow, ideally positioned close to Bonnyrigg town centre and Broomieknowe Golf Course, and well placed for a wide range of local amenities, with excellent road, bus and rail links nearby. The ideal purchase for those requiring ground floor living or looking for a downsizing opportunity. The property is presented in clean walk-in condition throughout and benefits from double glazing, gas central heating, new shower room, carpets, and decor. Externally, the home enjoys private garden grounds to the front and rear, along with a driveway providing convenient off-street parking and a covered carport. Viewing is strictly by appointment only. Early viewing is highly recommended.

- Sought after location close to all amenities
- Rare opportunity to acquire a detached bungalow
- Turnkey property purchase
- Entrance hallway with store cupboard and loft access
- Spacious living and dining room with patio doors to the rear and serving hatch to the kitchen
- Recently fitted shower room with shower cubicle, wc, and sink with vanity unit
- Fitted kitchen with a range of base and wall units, ceramic hob, oven, washing machine, and fridge
- Bedroom with front facing window
- Bedroom with front facing window and double wardrobes
- Double glazing and gas central heating
- Excellent private garden to the front and rear ideal for outside entertaining and relaxation
- Driveway with carport







Bonnyrigg

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 and restaurants, 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 within easy reach, whilst Edinburgh City Centre is approximately eight miles away.

The immediate vicinity lends itself to restful country walks, while Broomieknowe Golf Course is also close by. For the more energetic, Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. The Jewel & Esk College's Midlothian Campus in Dalkeith also caters for further education.

In addition, the area benefits from regular public transport services operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Railway station at Eskbank only a few minutes' drive away, the property is also well placed for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining white goods. All appliances and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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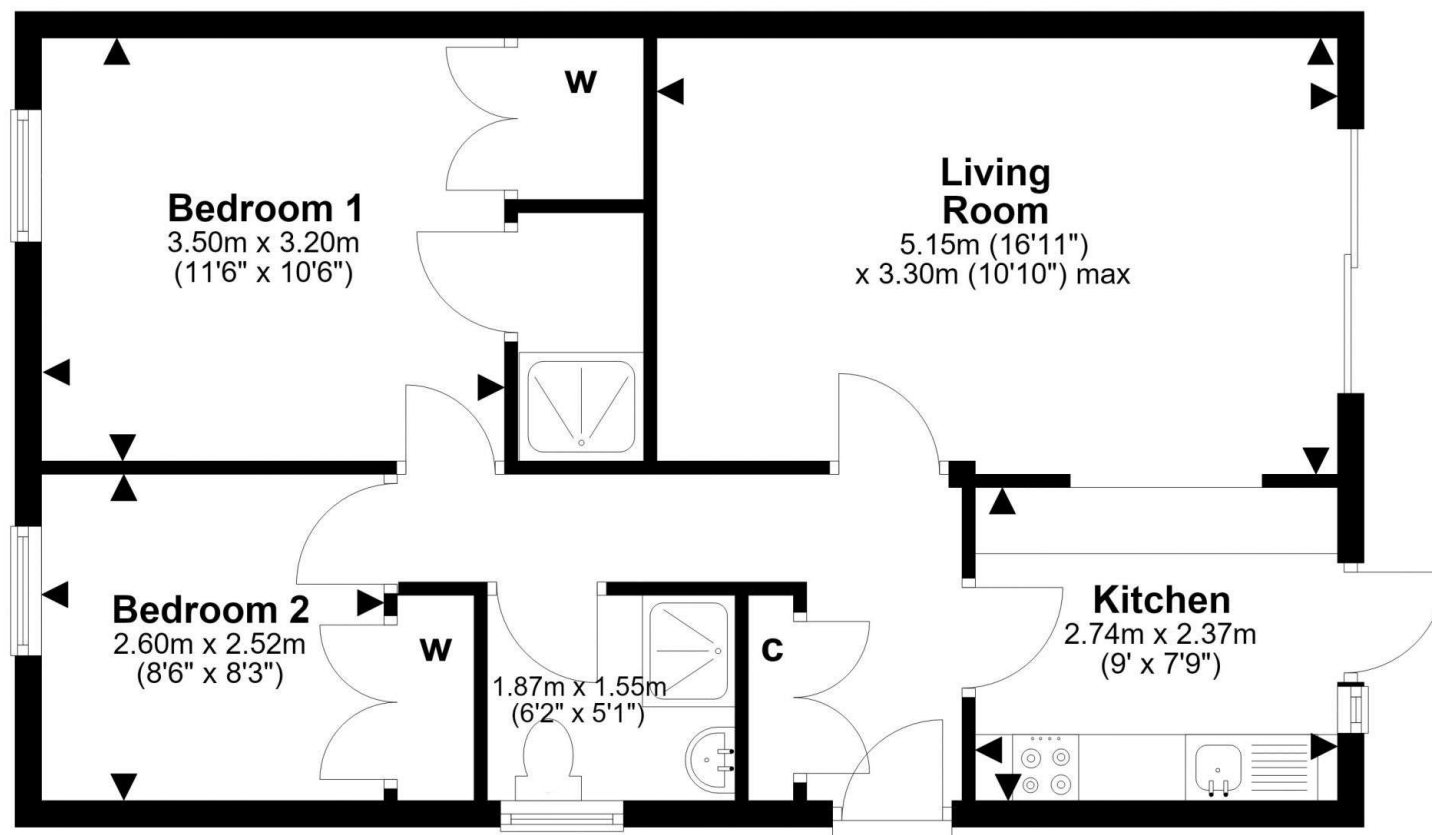
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

