





Welcome

Welcome to 22 Durham Grove, a rare opportunity for an exceptional first-time purchase or a superb downsizing option with sought-after ground-floor living. McDougall McQueen are delighted to offer this bright and spacious one-bedroom semi-detached bungalow, ideally positioned close to Bonnyrigg town centre, and well placed for a wide range of local amenities, with excellent road, bus, and rail links nearby. The property has been upgraded and improved by its current owner, offering a genuine turnkey purchase. Recent enhancements include a modern kitchen, contemporary bathroom, updated gas boiler, and double glazing throughout. Externally, the home enjoys private garden grounds to the front and rear, along with a double driveway providing convenient off-street parking. The generous loft space and sizeable garden grounds offer excellent potential for future extension, subject to the necessary statutory planning permissions and consents.

- Sought after location close to all amenities
- Entrance hallway and inner hall with built-in storage
- Spacious living room with window to the rear
- Recently fitted bathroom with electric shower over the bath, folding shower screen, wc, sink, part wet wall panelling with a vinyl roof, and a heated towel radiator
- Recently fitted kitchen with a range of base and wall units, integrated appliances and front facing window
- Double bedroom with rear facing window, double mirrored wardrobes and open shelved storage
- Double glazing and gas central heating with recently fitted boiler
- Excellent private garden to the front with double driveway, and a larger private area to the rear with raised patio area





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 & 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 Kinnauld 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

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

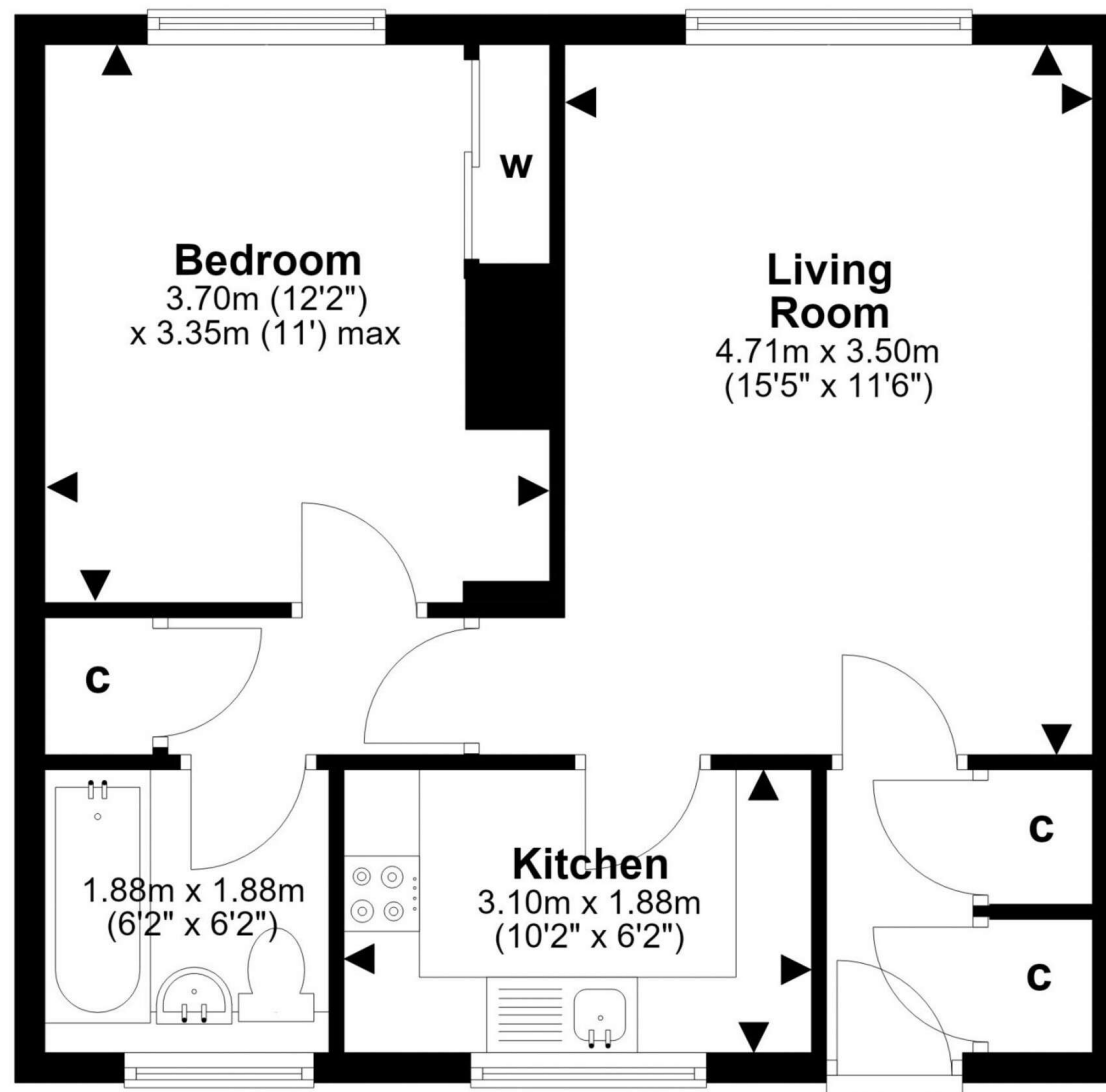
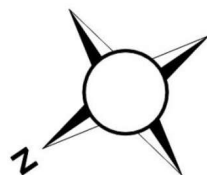
Bruntsfield Office:

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.