





Welcome

Welcome to 1 Pendreich Avenue, a spacious and beautifully presented three-bedroom detached bungalow, situated within an established residential area of Bonnyrigg. Offering generous and flexible accommodation all on one level, the property combines attractive period features with modern finishes, making it an ideal home for a wide range of buyers. Conveniently located for local amenities, schooling and transport links, the property further benefits from private gardens to the front and rear, a gated driveway providing off-street parking, gas central heating and double glazing.

- Welcoming entrance hallway.
- Bright and spacious living room with attractive bay window, decorative cornicing and feature fireplace.
- Modern fitted kitchen with a range of wall and base units, built-in oven, gas hob and extractor hood.
- Dining room with French doors opening directly onto the rear garden.
- Generous main bedroom with fitted wardrobes and en-suite wet room comprising shower, wash hand basin and WC.
- Two further well-proportioned double bedrooms.
- Family bathroom with shower enclosure, wash hand basin, WC and heated towel rail.
- Private front garden with paved areas and gated driveway providing off-street parking.
- Fully enclosed rear garden, mainly laid to lawn with paved patio area and two garden sheds providing useful external storage.







Bonnyrigg

Bonnyrigg is a popular and well-established Midlothian town, situated approximately 8 miles south of Edinburgh city centre. The town offers an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants, a library and leisure facilities. Schooling is well catered for at both primary and secondary level, with Bonnyrigg Primary School, Lasswade Primary School and Lasswade High School serving the local area. The nearby towns of Dalkeith and Loanhead offer further shopping and recreational facilities, while Straiton Retail Park provides a wider selection of high street retailers and supermarkets. For those who enjoy the outdoors, the surrounding area offers a variety of scenic walks and recreational opportunities, including Dalkeith Country Park, Roslin Glen and the nearby Pentland Hills. Bonnyrigg is also well placed for commuting, with regular bus services into Edinburgh and the surrounding towns, together with convenient access to the Edinburgh City Bypass, A7 and A68. Eskbank railway station is just a short drive away, providing direct rail links to Edinburgh Waverley and the Scottish Borders.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.



Get in touch

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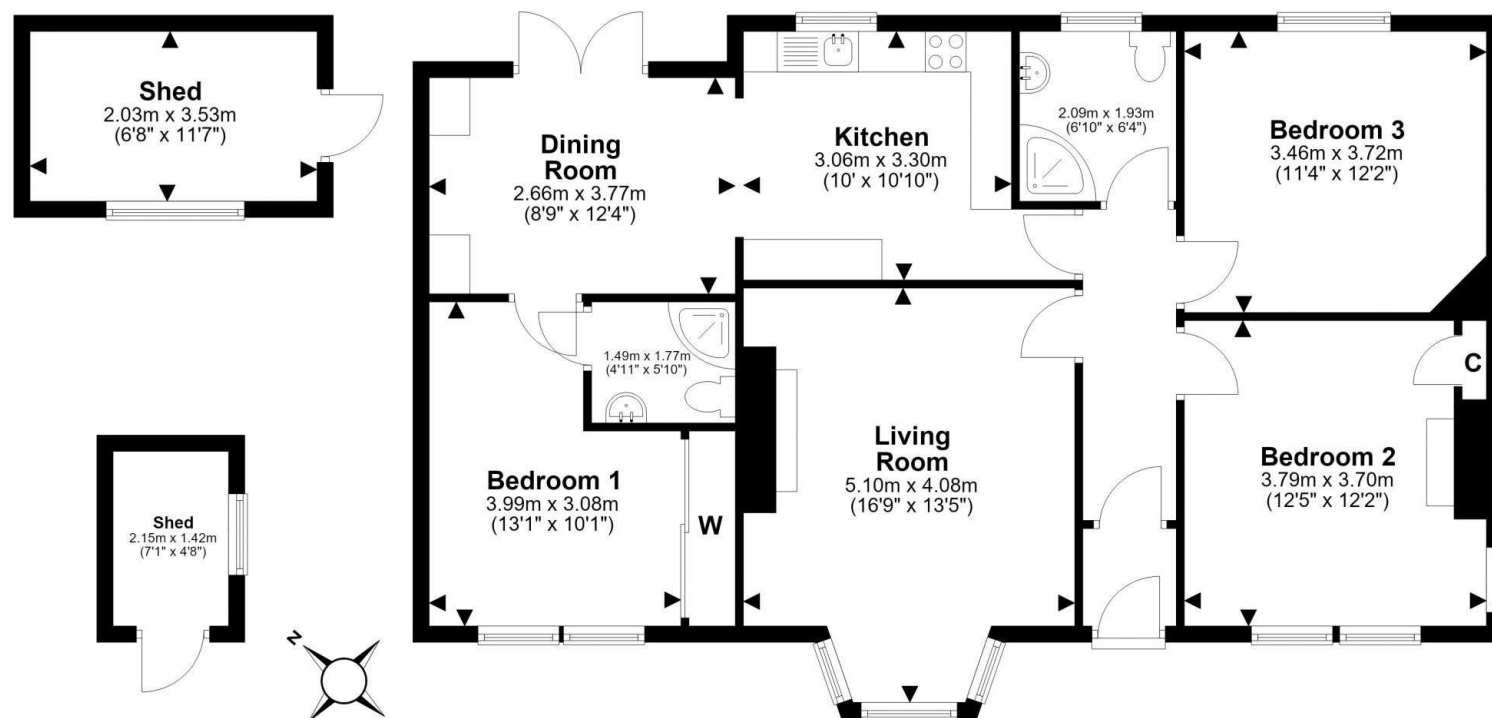
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CHARTERED FIRM

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.