



52 Eskbank Road,
Bonnyrigg, EH19 3AR



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Located in the popular Midlothian town of Bonnyrigg is this bright and spacious semi-detached house with gardens, driveway and garage.

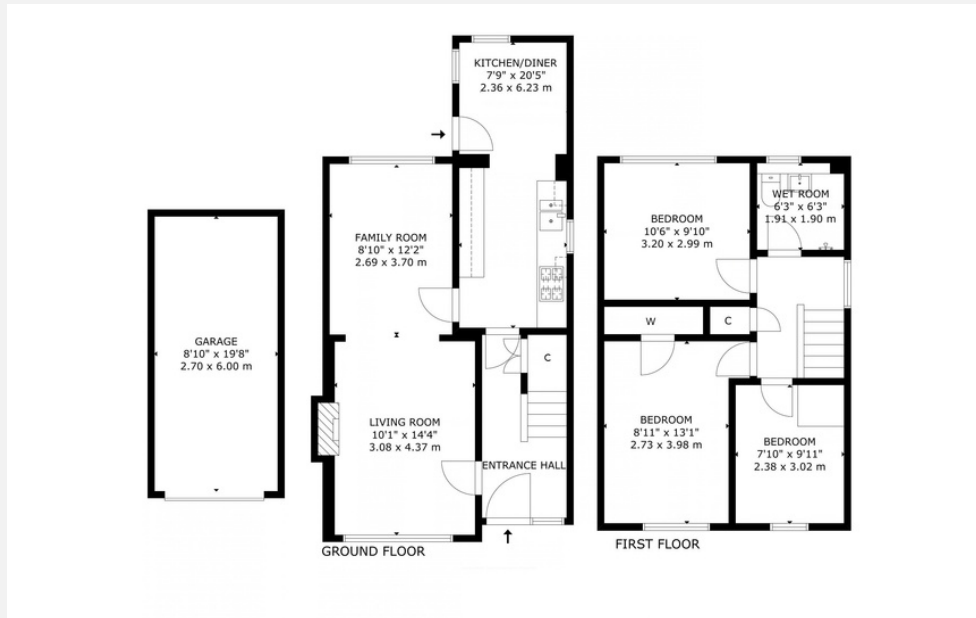
With gas central heating and double glazed windows the house offers good-sized accommodation, ideal for the growing family.

On entering the property there is a hallway with storage cupboard and a good sized lounge with tiled fireplace and is on semi open plan with the dining room. The kitchen is fitted with Pine wood base and wall units with the oven, hob, hood, fridge/freezer and washing machine to remain. There is an extension to the rear which is on open plan with the kitchen and would make an ideal dining area with door leading to the garden. Upstairs there are three bedrooms and a wet room with shower and window.

Externally, to the front is a grassed garden and to the rear a fully enclosed garden provides a safe play area. There are areas of paving and to the rear is a driveway which leads to a single garage with power and light.

Bonnyrigg is a popular Midlothian town lying approximately 7 miles south of Edinburgh with excellent road and transport links into the city centre and within easy reach of the City of Edinburgh Bypass. There is useful local shopping in Bonnyrigg itself as well as nearby Dalkeith and there are bus connections from the development into Edinburgh. Straiton Retail Park is also a short drive away and offers a range of shops including a Sainsbury's supermarket. Schooling is available close by at both primary and secondary levels, and there is easy access to some delightful green spaces and walks including Dalkeith and Vogrie Country Parks, the River North Esk and the Pentland Hills.





Accommodation

Lounge:	4.37m x 3.07m	(14'4" x 10'1")
Dining Room:	3.7m x 2.7m	(12'2" x 8'10")
Dining Kitchen:	6.22m x 2.36m	(20'5" x 7'9")
Bedroom 1:	4m x 2.7m	(13'1" x 8'11")
Bedroom 2:	3.2m x 3m	(10'6" x 9'10")
Bedroom 3:	3.02m x 2.4m	(9'11" x 7'10")
Wet Room:	1.9m x 1.9m	(6'3" x 6'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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