

OFFERS OVER £245,000

1 Rose Cottages

Bonnyrigg, EH19 3RE

drummondmiller
Solicitors & Estate Agents



- Modern two bed linked detached bungalow in peaceful setting
- Private rear garden and front driveway
- Bright and spacious living room
- Modern kitchen with integrated appliances
- Gas central heating and double glazing throughout
- Modern three-piece bathroom
- EPC C

Description

Drummond Miller is delighted to present this two-bed linked bungalow in a popular established residential area of Bonnyrigg, Midlothian. The home has been carefully modernised offering well-presented accommodation comprising bright living room, modern kitchen, two versatile double bedrooms with integrated wardrobes and a clean three-piece bathroom, all enhanced by excellent storage and quality finishings.





Central Heating and double glazing

The property benefits from gas central heating and double-glazing is fitted throughout.

Garden and parking

The enclosed private rear garden has been beautifully designed featuring a paved patio and artificial lawn. Together, these elements create an attractive and private outdoor space, ideal for relaxing and enjoying pleasant days.

The property also benefits from a driveway located directly in front of the bungalow.

Location

Bonnyrigg is a popular Midlothian town, ideally positioned just a short distance from Edinburgh and offering an appealing combination of convenient amenities, excellent transport links and attractive surrounding countryside.

The town provides a good selection of everyday facilities, including local shops, cafés, restaurants, supermarkets, schools and community amenities. There are also a number of parks, walking routes and recreational facilities nearby, making the area well suited to both families and those looking to enjoy an active outdoor lifestyle.

Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at 250,000, and a link to the Home Report is available from the ESPC website.

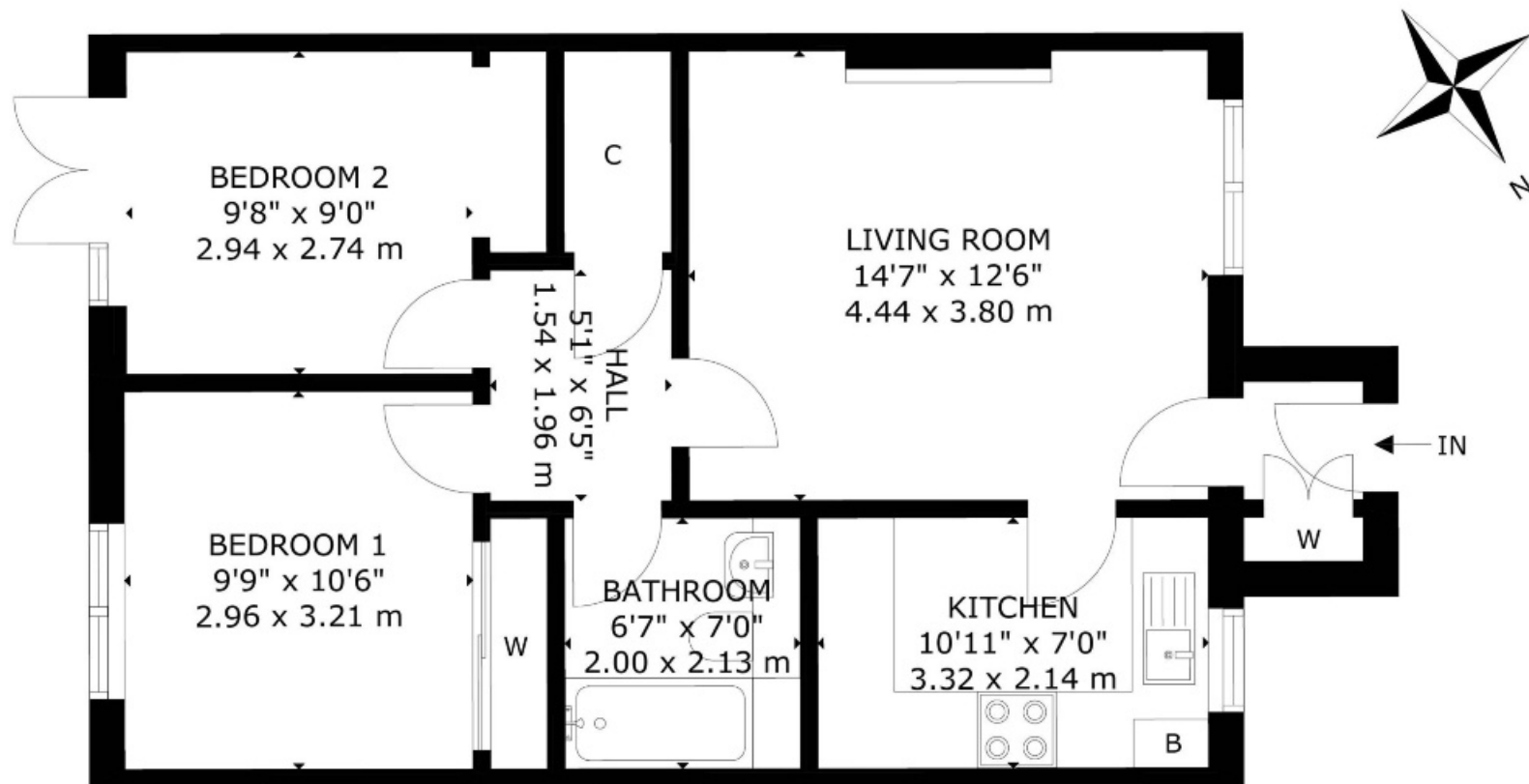
Viewing

By appointment with the Agent, telephone 0131 229 3399.

Extras

Included in the sale are the integrated kitchen appliances, dish washer, washing machine, fridge freezer, No warranties are given in respect of the appliances.





GROUND FLOOR

1 ROSE COTTAGES, MIDLOTHIAN, EH19 3RE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 626 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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