



The Ormiston, Plot 48 One Dalhousie, Bonnyrigg, EH19 3RY



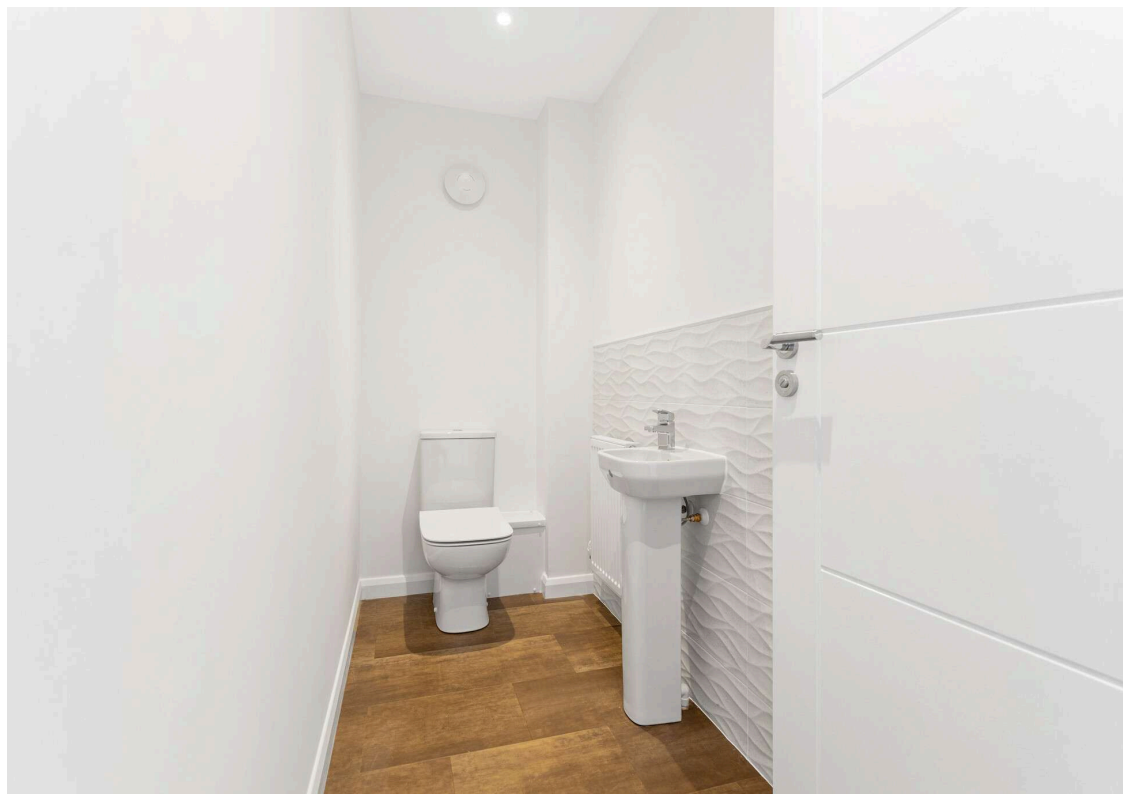
Welcome

Welcome to The Ormiston, an attractive three-bedroom semi-detached new-build home offering spacious and well-designed accommodation over two levels. Ideally suited to first-time buyers, couples and families, the property combines a modern specification with generous living space, excellent built-in storage, private parking, garden grounds and flooring included throughout.

Internally, the accommodation includes a spacious kitchen with ample room for dining and a generous full-width living room with French doors opening directly onto the rear garden. Upstairs, there are three bedrooms, all benefiting from built-in storage, with the principal bedroom also enjoying an en-suite shower room. A family bathroom, ground floor WC and additional hallway storage complete this practical and flexible home.

- Attractive three-bedroom semi-detached new-build home.
- Flooring included throughout.
- Spacious fitted kitchen with integrated appliances and ample space for dining.
- Generous full-width living room with French doors to the rear garden.
- Ground floor WC.
- Principal bedroom with two built-in wardrobes and en-suite shower room.
- Two further bedrooms, both with built-in storage.
- Contemporary family bathroom.
- Private rear garden and turfed front garden.
- Monoblock parking.
- Gas central heating.
- 10-year NHBC warranty.







Bonnyrigg

Bonnyrigg is a popular Midlothian town located approximately eight miles south of Edinburgh, offering an excellent range of local amenities and superb transport links, making it an ideal location for commuters and families alike. The town provides a good selection of everyday shopping facilities, cafés, supermarkets, banks and healthcare services, while the nearby Straiton Retail Park offers an extensive choice of high street retailers, restaurants and leisure facilities. A wide range of well-regarded nursery, primary and secondary schools are available within the area, including Lasswade High School, making the town particularly popular with growing families. For those commuting, Bonnyrigg is ideally placed with easy access to the Edinburgh City Bypass, the A7 and Scotland's motorway network. Regular bus services operate to Edinburgh and the surrounding areas, while nearby Eskbank railway station provides direct services to Edinburgh Waverley in around 20 minutes. With a wealth of local amenities, excellent schooling, nearby green spaces and convenient transport connections, Bonnyrigg continues to be one of Midlothian's most sought-after residential locations.

Extras

Included in the sale are all fitted floor coverings throughout and the integrated kitchen appliances (fridge freezer, dishwasher, hob and extractor hood).





Get in touch

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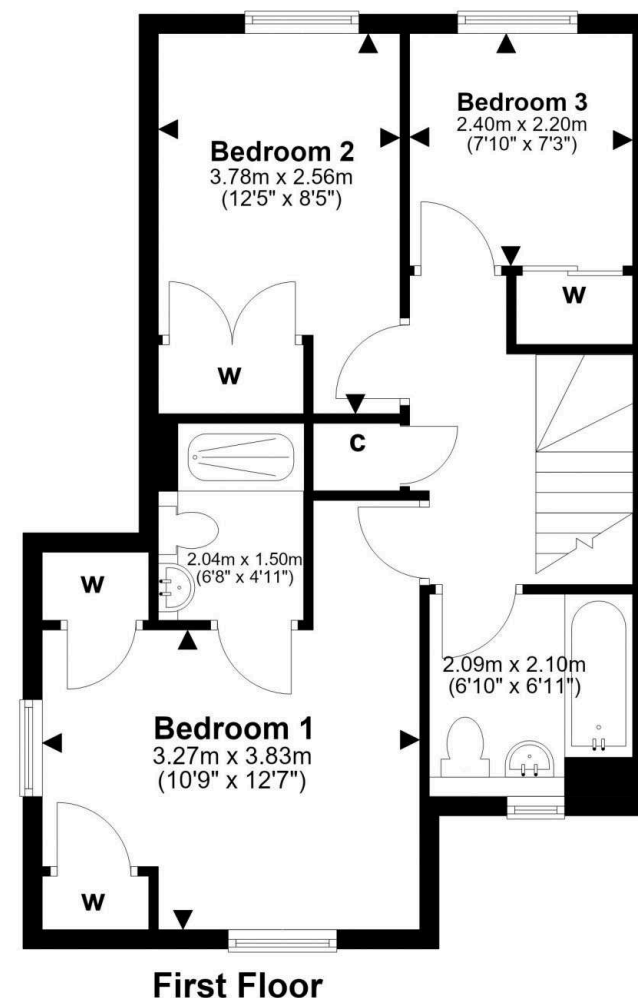
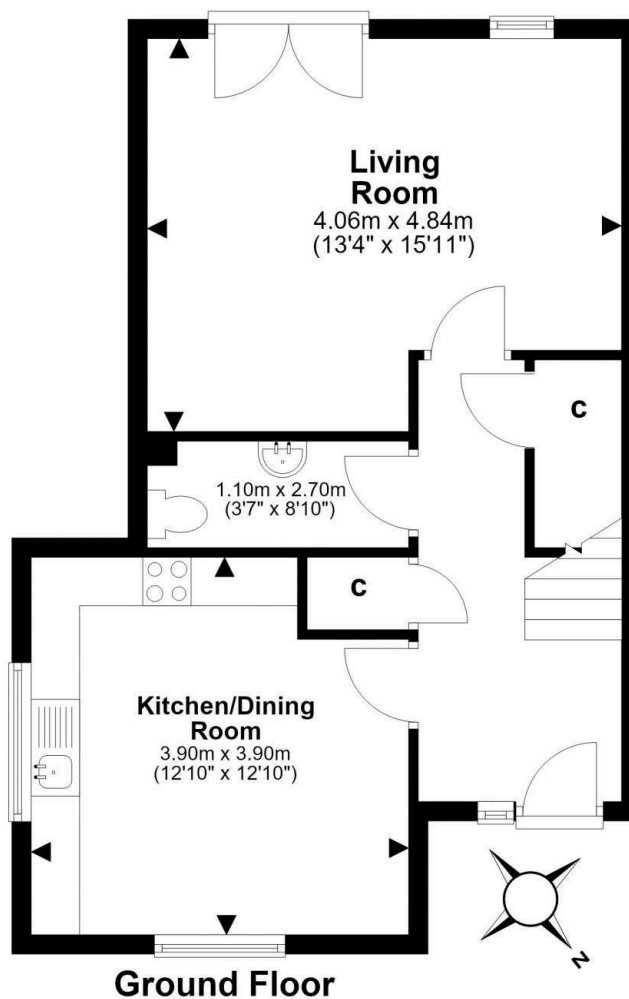
Bruntsfield Office:

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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.