





Welcome

33 Sherwood Loan is a generously proportioned three-bedroom mid-terrace home, set over two levels with the added benefit of a useful floored attic space.

The accommodation opens into a bright and welcoming entrance hall with a good-sized storage cupboard. The spacious dual-aspect lounge enjoys excellent natural light and offers ample room for both lounge and dining furniture.

The separate kitchen is fitted with a good range of units which remain in decent order, although some cosmetic upgrading would allow a new owner to put their own stamp on the space.

On the upper level are three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, together with the family bathroom.

From bedroom three, stairs lead to a floored attic offering excellent additional space with a variety of potential uses. A window provides natural light, while built-in storage and extensive eaves storage make this a particularly useful addition to the home.

Further benefits include gas central heating, double glazing and gardens to both the front and rear.

Offering generous and flexible accommodation with excellent storage throughout, this property would make an ideal family home. Viewing is highly recommended to fully appreciate the space and potential on offer.





Bonnyrigg

Bonnyrigg is a popular Midlothian town offering an excellent range of local shops, supermarkets and everyday amenities. The area is particularly well suited to families, with good local schooling and the nearby Lasswade Centre offering a swimming pool, gym, sports facilities and library.

Excellent bus and road links provide easy access to Edinburgh and the City Bypass, while Eskbank railway station is also within easy reach. With plenty of nearby green spaces and recreational opportunities, Bonnyrigg is a convenient and well-connected place to call home.

Extras

The property is sold as seen and will include the washing machine, dishwasher and under counter fridge



Get in touch

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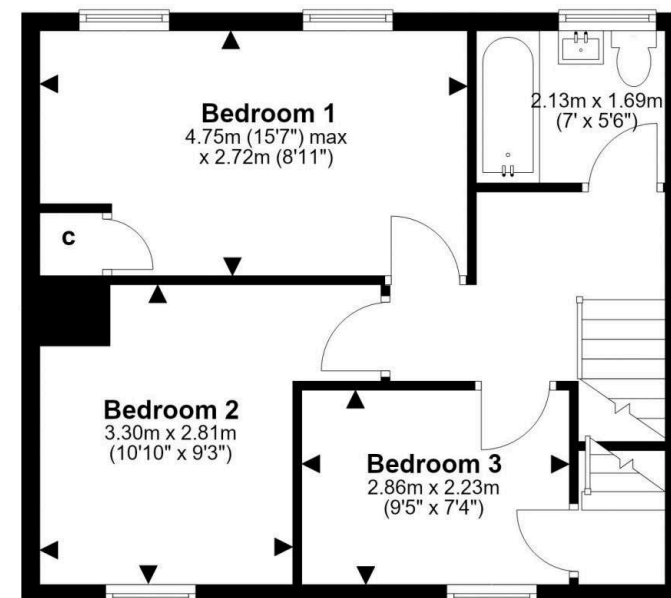
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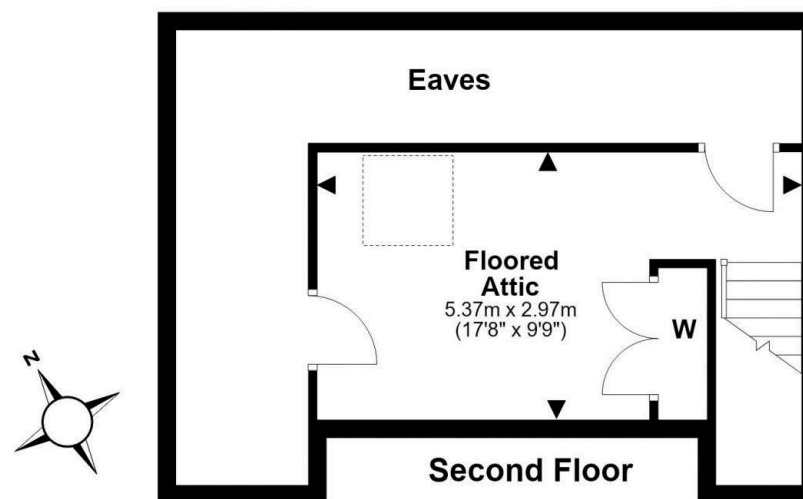
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



Ground Floor



First Floor



Second Floor

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.