





Welcome

Welcome to 102 Gordon Avenue, set within a popular residential area, this is a superb opportunity for first-time buyers and families seeking generous accommodation over two levels. This bright and spacious three-bedroom semi-detached home is ideally placed for a wide range of local amenities, including excellent schooling options, shops, leisure facilities, and convenient road, bus, and rail links.

Presented in walk-in condition, the property features a recently fitted modern shower room, a gas boiler just over one year old, double glazing (with most windows fitted with shutters), gas central heating, and private garden grounds to the front and rear - perfect for outdoor entertaining and family enjoyment. Further benefits include a partially floored loft, providing useful additional storage space.

A notable advantage of this home is its position adjacent to the residents' parking area, an unusual and highly desirable benefit for properties in this location. Its superb setting, within easy walking distance of schools and everyday amenities, makes this an excellent opportunity. Early viewing is highly recommended.

Key Features

- Popular residential location close to local amenities and schooling
- Ideal family home or first-time buyer opportunity
- Bright and spacious living room
- Separate dining room overlooking the rear garden
- Fitted kitchen with integrated appliances
- Three well-proportioned bedrooms, two with built-in wardrobes
- Newly fitted modern shower room
- Gas central heating with boiler just over one year old
- Double glazing and partially floored loft
- Private front and rear gardens
- Convenient residents' parking adjacent to the property
- Presented in walk-in condition





Bonnyrigg

Bonnyrigg is situated to the south of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets and restaurants, with further amenities available in nearby Dalkeith, including Tesco at Eskbank. Straiton Retail Park and Fort Kinnaird are also within easy reach, whilst Edinburgh City Centre is approximately eight miles away.

The surrounding area offers lovely countryside walks, alongside a range of recreational facilities, including a sports complex and leisure centre with a swimming pool. Schooling is well represented from nursery through to secondary level, with further education available at Edinburgh College's Midlothian Campus in Dalkeith. Regular public transport services operate to Edinburgh and neighbouring Midlothian towns and villages. The City Bypass is easily accessible, while Eskbank railway station, on the Borders Railway line, is just a short drive away, making this an ideal location for commuters.

Extras

Included in the sale are all fitted floor coverings, light fittings, blinds, curtains where fitted, and integrated kitchen appliances. Other items may be available by separate negotiation.

Get in touch

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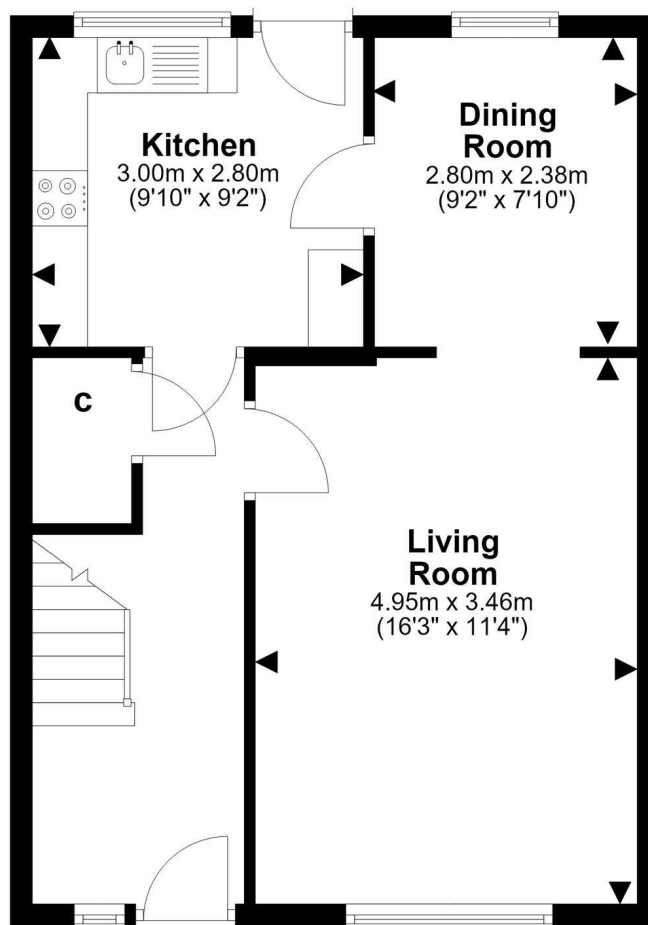
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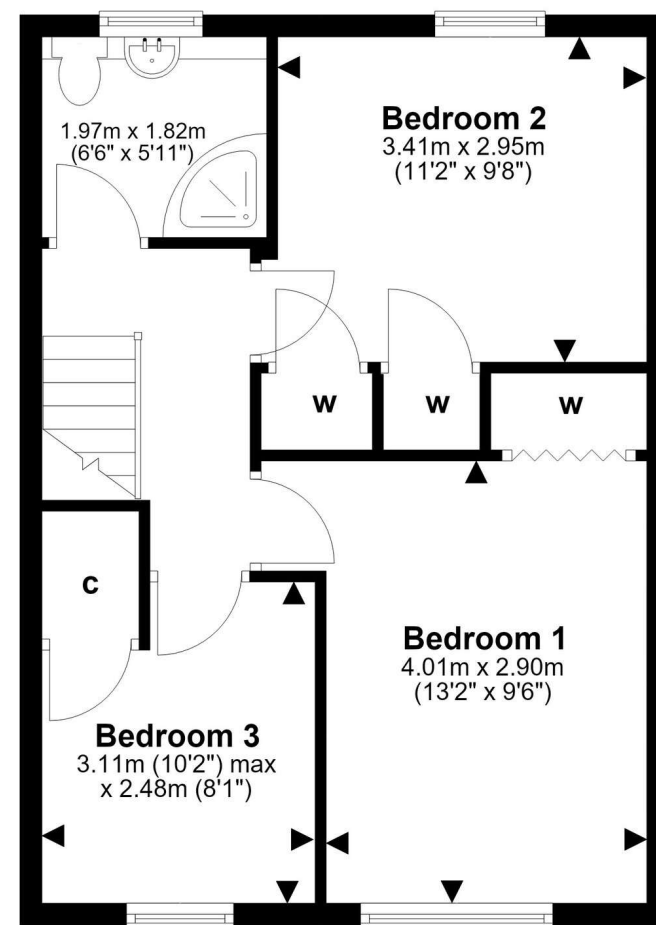


CHARTERED FIRM

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.



Ground Floor



First 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.