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Offers Over

£190,000

91 Argyll Place

Bonnyrigg | Midlothian | EH19 2PE

Beautifully presented throughout, this impressive three-bedroom end-terraced home offers stylish, contemporary accommodation, enhanced by thoughtful design, modern finishes and excellent storage. Ideally suited to first-time buyers, couples and growing families

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation begins with an entrance hallway featuring a carpeted staircase leading to the upper level and useful built-in storage, providing a practical welcome into the home. The principal living space enjoys a front-facing aspect and has been thoughtfully arranged to incorporate both lounge and dining areas, creating a versatile setting for everyday living and entertaining. The open-plan layout flows seamlessly into the kitchen, which is fitted with a range of contemporary units and integrated appliances. A large range cooker adds character, while glazed doors provide direct access to the rear garden, allowing natural light to flow through the space and creating an excellent connection between the indoor and outdoor areas. On the upper level, the principal bedroom is a generous double room enjoying a rear-facing aspect, with laminate flooring and a pleasant outlook. The second bedroom is another double room, positioned to the front and featuring laminate flooring and built-in wardrobes. The third bedroom is a front-facing single room, finished in neutral décor and benefiting from cleverly designed built-in storage, making it ideal for a child's bedroom, nursery or home office. Completing the accommodation is a stylish, modern bathroom fitted with a two-piece white suite and a walk-in tiled shower area with a thermostatic shower. The room is finished with contemporary brushed brass fixtures and fittings, creating a coordinated and sophisticated appearance. Additional attic storage further enhances the property's practical appeal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a decorative front garden, adding to its kerb appeal. The enclosed rear garden features a combination of lawn and decking, providing a versatile outdoor space for relaxing, dining and entertaining. A rear gate offers convenient access to the communal green space, with on-street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





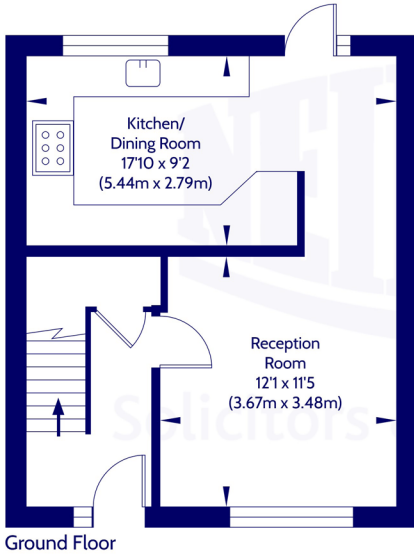
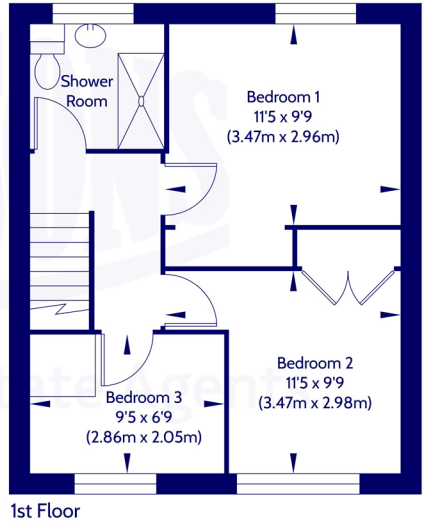
Location

The established and sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short trip away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 72 Sq M / 776 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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