OFFERS OVER £160,000

6 Cockpen Terrace
Bonnyrigg, EH19 3PH

drummondmiller
Solicitors & Estate Agents



- Well-Presented Two-Bedroom semi-detached villa in a Quiet Residential Setting
- Two-bedroom semi-detached villa
- Spacious living room/dining room
- Separate fitted kitchen with integrated gas hob
- Private front and enclosed rear gardens
- Driveway with enough space for two cars
- Quiet residential setting with on-street parking
- EPC C



Description

Drummond Miller is delighted to present this two-bedroom semi-detached villa, offering spacious accommodation arranged over two floors.

The property opens into an entrance hall, leading to the generous living room/dining room, which provides a comfortable main reception space. The separate kitchen is fitted with a range of floor and wall-mounted units, an integrated gas hob and a door providing direct access to the enclosed rear garden.

Stairs from the hall lead to the first floor, where there are two well-proportioned bedrooms, both with fitted wardrobe space. The principal bedroom offers generous floor space, while the second bedroom provides flexible accommodation. Completing the upper level is a shower room.











Central Heating and Double Glazing
There are double-glazed windows throughout and gas central heating.

Garden and Parking
The property benefits from private gardens to both the front and rear, with the enclosed rear garden accessed directly from the kitchen.

In addition to the driveway, on-street parking is available.

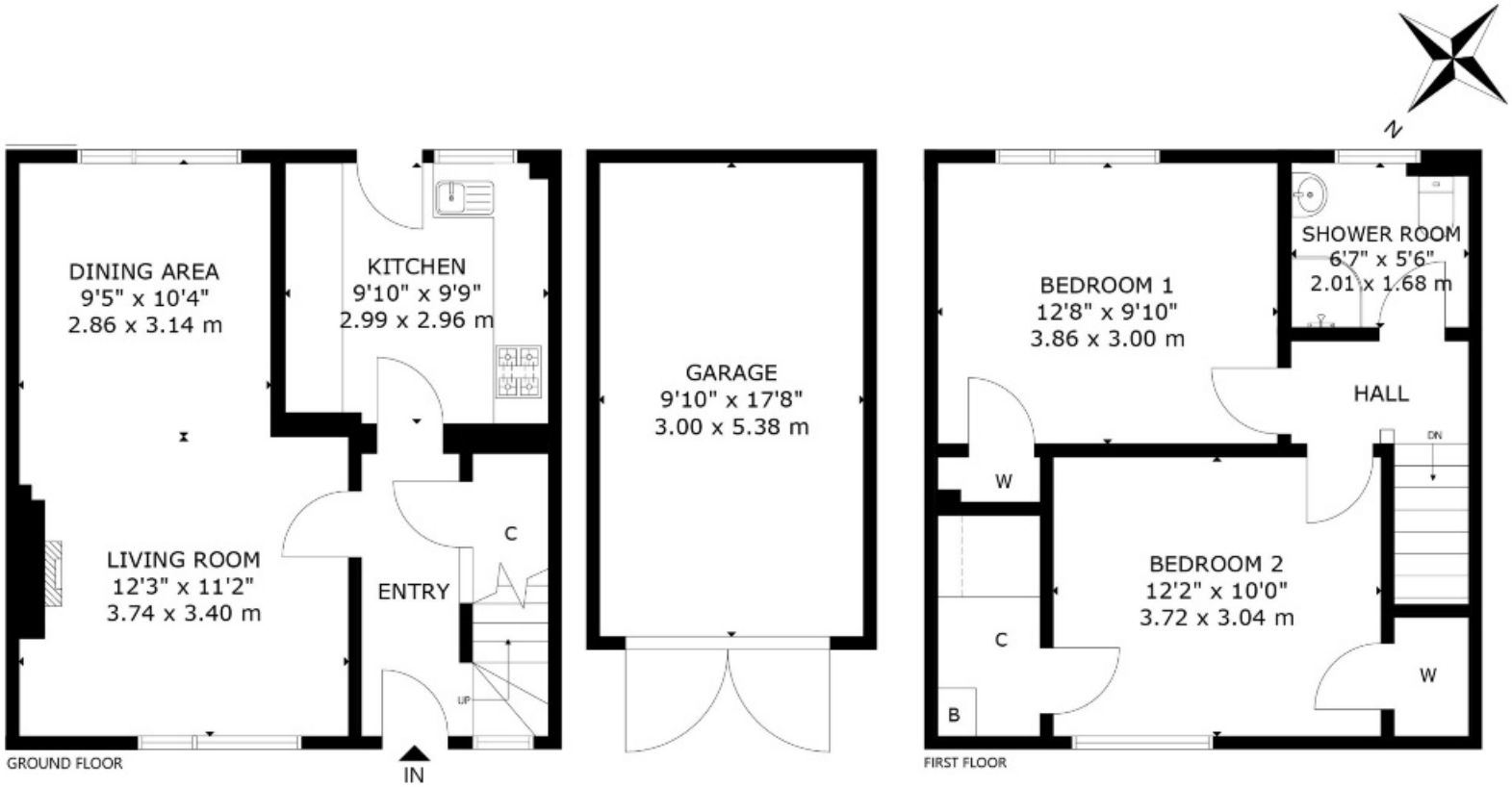
Location
Bonnyrigg is one of Midlothian's most popular commuter towns, offering an excellent range of everyday amenities within easy reach. The property is conveniently located close to supermarkets, independent shops, cafes, restaurants, leisure facilities and healthcare services, while well-regarded primary and secondary schools are nearby. Regular bus services operate from Rosewell Road, and Eskbank Railway Station, approximately 2 km away, provides direct rail services to Edinburgh Waverley and the Borders. The nearby City Bypass offers quick access to Edinburgh Airport, the City Centre and Scotland's motorway network. Residents also enjoy access to a number of parks, walking routes and nearby countryside, making the area particularly attractive for those seeking a balance between town convenience and outdoor recreation.

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

Home Report
The property has been valued at £165,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.



6 COCKPEN TERRACE EH19 3PH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M
GARAGE 174 SQ FT / 16 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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