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Offers Over

£225,000

8 Durham Place

Bonnyrigg | Midlothian | EH19 3EX

An immaculately presented stone-built semi-detached bungalow, offering stylish and well-maintained accommodation throughout. This impressive home has been thoughtfully extended to the rear, creating a spacious open-plan kitchen/dining area, while retaining a wealth of charming original period features. Further benefits include gas central heating, double glazing and a low-maintenance private garden, making this an ideal home for a variety of purchasers including downsizers, couples and those seeking single-level living.

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



Description





The accommodation begins with a welcoming entrance hallway featuring attractive oak-style laminate flooring and providing access to all rooms. The spacious living room is a charming and inviting space, boasting a living flame gas fire with wooden surround, traditional open press, decorative cornicing and ceiling rose, combining modern comfort with character and period appeal.The impressive extended kitchen/dining room forms the heart of the home and offers a contemporary range of ivory gloss wall and base units, complemented by oak-style laminate worktops and composite sink with drainer. A range of integrated and freestanding appliances are included, including gas hob with extractor hood, electric fan oven, dishwasher, washing machine and fridge freezer. The generous dining area provides ample space for a table and chairs, perfect for everyday living and entertaining. There are two well-proportioned bedrooms, with the principal bedroom positioned to the front of the property and benefiting from fitted wardrobes, cornicing and ceiling rose. The second bedroom overlooks the rear garden, providing a peaceful outlook and excellent flexibility for use as a guest bedroom, home office or additional living space. The luxurious shower room has been finished to a high standard and features stylish wall boarding within the shower enclosure, tiled walls and flooring, a mains pressure shower, heated towel rail, WC and wash basin with vanity unit.

Extras

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

Gardens & Parking

Externally, the property benefits from a sunny south-westerly facing rear garden, designed for easy maintenance and finished with attractive monobloc paving. The garden also includes a summer house with power and lighting, along with two useful external storage cupboards. Unrestricted on-street parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).











Location

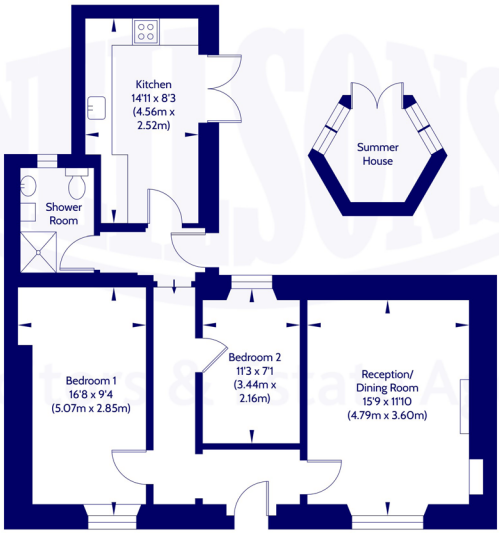




Bonnyrigg is a popular and well-established Midlothian town, ideally positioned for those looking to enjoy a quieter setting while remaining within easy reach of Edinburgh. The town offers a good range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and local services, with further retail and leisure options available nearby. he area is particularly appealing to young professionals and families, with a choice of schools, parks, sports facilities and green spaces close at hand. The surrounding Midlothian countryside also provides excellent opportunities for walking, cycling and outdoor pursuits. onnyrigg benefits from convenient road links into Edinburgh and across Midlothian, with the city centre readily accessible for commuting, shopping and leisure. Nearby railway stations at Newtongrange and Eskbank provide further connections into Edinburgh and beyond. With its combination of local amenities, good transport links, access to the countryside and proximity to Edinburgh, Bonnyrigg offers an attractive balance of town and country living.

Approx. Gross Internal Floor Area 68 Sq M / 730 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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