




McEwan Fraser Legal
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12 Bonnybank Road
GOREBRIDGE, MIDLOTHIAN, EH23 4DT



12 Bonnybank Road, Gorebridge

"...Well presented two bedroom family home in walk-in condition..."

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian, some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. Gorebridge itself has a good selection of shops and services including banking and Post Office facilities and there are

also excellent amenities in the market towns of Bonnyrigg and also Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park, as well as a swimming pool at nearby Newbattle.

In recent years, the road network has improved

majorly and as a consequence the City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. There is a regular and frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes, except at peak times. With the new Borders Railway Station, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.

Part Exchange available. This well-presented two bedroom semi-detached house is in excellent decorative order and would make a good purchase for any family, first-time buyer or Buy-to-Let investor. Viewing highly recommended.

The property is located in a quiet residential area with very little passing traffic making it ideal for a family or those who just enjoy peaceful surroundings. The new railway station is only half a mile from the property. Facing south east to the front and north west to the rear, the property

enjoys sunshine for the large part of the day.

The property is entered into a welcoming hallway, which provides access to the lower level accommodation. The large airy living room provides a generous living space with plenty of room for furniture and units. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and free standing appliances. From the kitchen you can access the utility/storage area, followed by the fully enclosed rear garden that is laid to lawn.

Upstairs there are two generously sized rooms that are flooded with natural light and allow space for additional free-standing furniture, if required. A crisp three-piece bathroom with shower over bath completes the accommodation.

Gas central heating and double glazed windows ensure a warm and cost effective living environment. Externally there are areas of garden ground to rear and a double driveway to the front to allow for off-street parking.





Property Specifications

Approximate Dimensions
(Taken from the widest point)

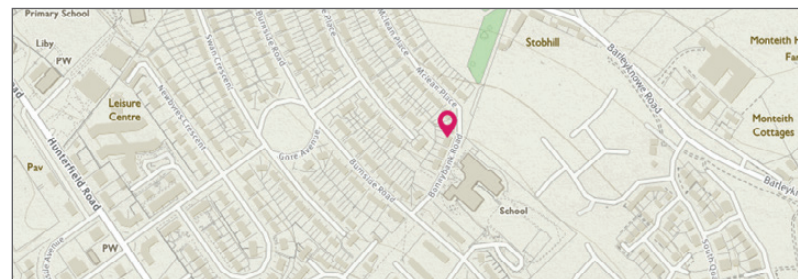
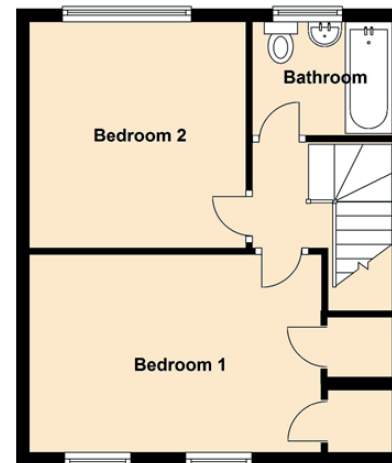
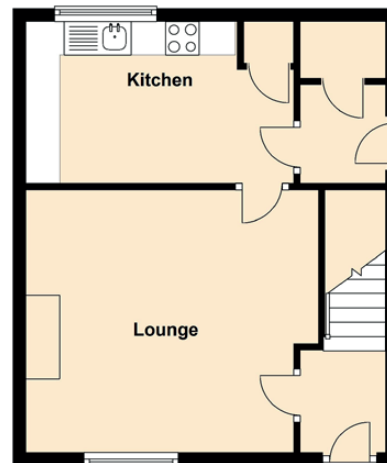
Lounge	4.36m (14'4") x 3.92m (12'10")
Kitchen	3.99m (13'1") x 2.41m (7'11")
Bedroom 1	4.40m (14'5") x 2.98m (9'9")
Bedroom 2	3.41m (11'2") x 3.26m (10'8")
Bathroom	2.10m (6'11") x 1.71m (5'7")

Gross internal floor area (m²) - 72m²

EPC Rating - C

Extras
(Included in the sale)

All fitted carpets, floor coverings, two couches in the living room, king size bed in the master bedroom, appliances including fridge, freezer, washing machine, curtains, blinds and all light fittings.



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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