NEILSONS

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Offers Over

**£215,000**

# 9 Cherry Road

## Bonnyrigg | Midlothian | EH19 3EE

Lovely three-bedroom semi-detached villa quietly positioned within the popular Midlothian town of Bonnyrigg. With private gardens and ideally located close to a host of excellent local amenities, convenient transport links and reputable schooling, the property offers a superb opportunity for first-time buyers, young couples and growing families.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- On-street parking
- EPC Band - C
- Council Tax Band - C



## Description

The accommodation begins with an inviting entrance hallway leading into the bright and spacious dual-aspect lounge/diner, providing a comfortable setting for both relaxing and entertaining. The well-appointed kitchen is fitted with included white goods and benefits from a fully tiled surround for easy upkeep. A useful utility area provides additional practical space, together with an understairs cupboard and direct access to the garden. The first-floor landing gives access to the boiler cupboard and attic. Bedroom one is a generous double with fitted wardrobes featuring sliding doors, whilst offering ample space for additional freestanding furniture. Bedroom two is another decent-sized double with a useful single cupboard and a quiet rear-facing aspect. Bedroom three is a good-sized single room, offering flexible use as a child's bedroom, nursery, home office or dressing room. Completing the accommodation is the bathroom, featuring a rainfall shower over the bath and partial wall panelling.





Further benefits include gas central heating and double glazing.

## Gardens & Parking

Externally, the property benefits from sizeable private front and side gardens, predominantly laid to lawn, together with a private rear garden also laid to lawn. The gardens offer excellent scope for creating an attractive outdoor space to suit individual requirements. Unrestricted on-street parking is available nearby for residents and visitors.



## Extras

Selected fixtures and fittings, including; integrated gas hob, and oven, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



## Viewing

By appointment through Neilsons 0131 625 2222.

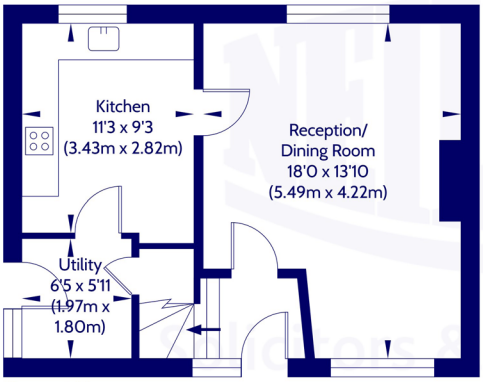




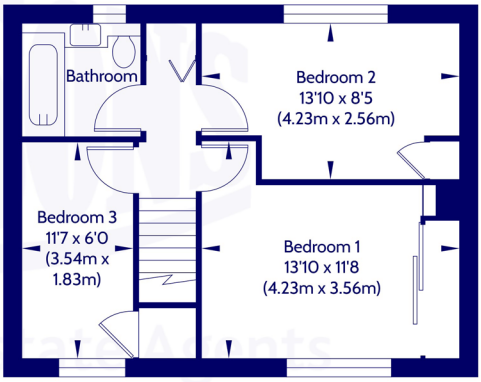
## Location

Cherry Road is situated within the sought after Midlothian town of Bonnyrigg, 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 walk 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 from nursery to secondary level.

Approx. Gross Internal Floor Area 78 Sq M / 846 Sq Ft.



Ground Floor



1st 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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