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Offers Over

£190,000

70 Sherwood Terrace

Bonnyrigg | Midlothian | EH19 3LG

This well-presented two-bedroom end-terraced villa occupies an attractive corner plot within an established residential area of Bonnyrigg. Offering bright and comfortable accommodation, complemented by enclosed front and rear gardens, the property represents an excellent opportunity for first-time buyers, young families and those seeking a home with outdoor space.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Parking Bays
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - B

Description

The accommodation is accessed via an entrance hallway providing useful storage and leading through to a spacious dual-aspect lounge and dining area. This bright and welcoming room offers excellent flexibility for both everyday living and entertaining, with modern décor creating an appealing environment to relax and unwind. The kitchen is fitted with a range of white wall and base units, complemented by contrasting worktops and splashback detailing. There is space for freestanding appliances, including a washing machine and fridge freezer, while the layout provides practical storage and preparation space for everyday use. There are two well-proportioned double bedrooms, both offering comfortable accommodation and useful storage. The principal bedroom benefits from a triple wardrobe with mirrored sliding doors, while the second bedroom also features a triple mirrored wardrobe, providing excellent storage options. Completing the accommodation is a modern bathroom fitted with a two-piece white suite and a separate shower cubicle with a thermostatic rainfall shower.

Further benefits include gas central heating and double glazing.

Extras

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

Gardens & Parking

Externally, the property enjoys enclosed front and rear gardens, providing excellent outdoor space for relaxing, entertaining and family activities. Its end-terraced position on a corner plot adds to the appeal, while the established residential setting offers a convenient base for enjoying the surrounding amenities and transport links.

Viewing

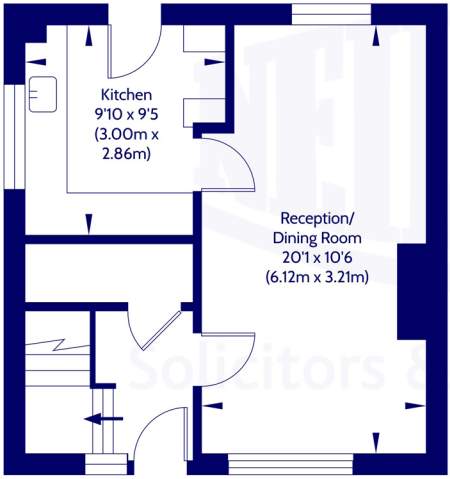
By appointment through Neilsons (0131 625 2222).

Location

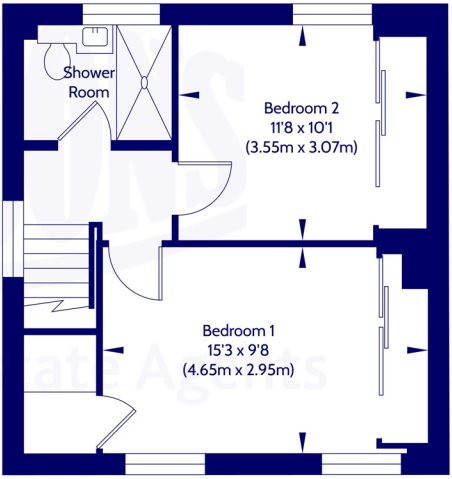
Sherwood Terrace is situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent 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 70 Sq M / 760 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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