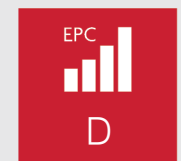
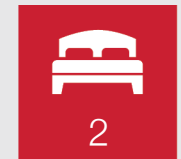
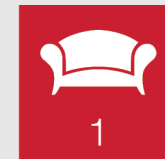




**Thorntons**   
The right way to move

## 23 Pendreich Grove

Bonnyrigg, Midlothian  
EH19 2EH







## Summary

This two-bedroom link-detached house is complemented by private off-street parking and spacious garden grounds. It is quietly located within walking distance of Bonnyrigg's shops, green spaces and bus links, within the catchment area for Lasswade Primary School, and just a 31-minute commute from Edinburgh city centre. This family home benefits from a sunny bay windowed reception room connected to a fitted kitchen with garden access. It also boasts a wardrobed double bedroom, a sun-facing second bedroom and a shower room with a heated towel rail.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Link-detached bungalow in Bonnyrigg
- In the catchment area for Lasswade Primary School
- Lightly decorated interiors throughout
- Welcoming vestibule and hall
- Sun-filled living and dining room with a bay window
- Fitted kitchen with rear garden access
- Main bedroom with fitted wardrobes
- Sunny second bedroom
- Three-piece shower room with towel radiator
- Private gardens to the front and rear
- Private garage and driveway parking
- Gas central heating and double glazing



“A two-bedroom link-detached house with private parking and gardens, quietly situated in Bonnyrigg.”









“This two-bedroom link-detached house is within walking distance of shops, bus links, Lasswade Primary School and green spaces.”



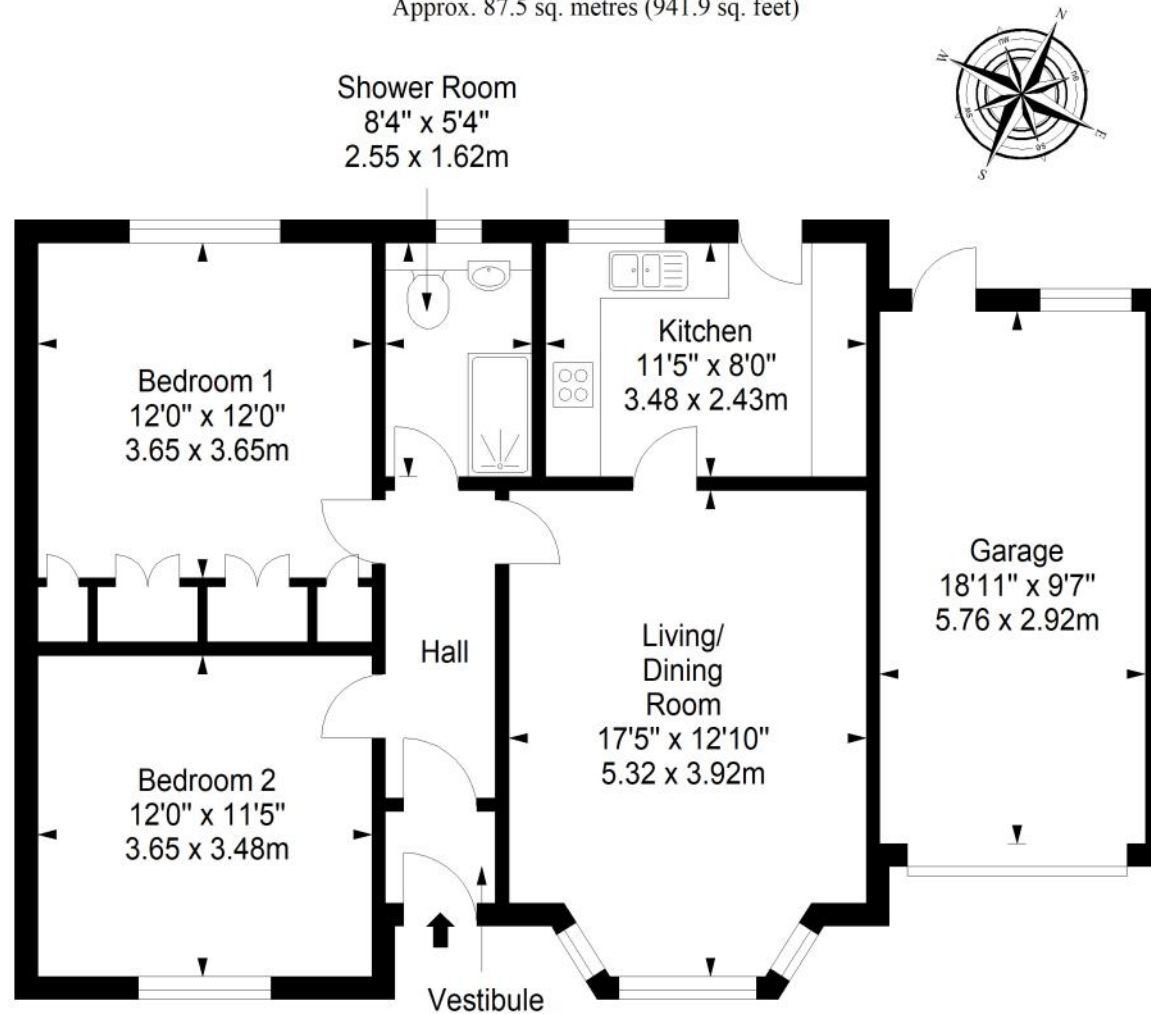




# Floorplan

## Ground Floor

Approx. 87.5 sq. metres (941.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)



# Thorntons

The right way to move

## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheaa@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland