



## 100 Gordon Avenue, Bonnyrigg, Midlothian, EH19 2PQ

Well Presented & Spacious, Flexible Two Bedroom, Semi-Detached Home,

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# Property Description

Well-presented and spacious, flexible two-bedroom, semi-detached home, with gardens, garage and a double driveway. Set on a leafy corner plot, located in an established residential area of Bonnyrigg, Midlothian.

Comprises an entrance hall, living room, dining room, kitchen, two double bedrooms, office/nursery, and a shower room.

Features include a fitted kitchen with a full range of good quality appliances, a modern bathroom with new Mira Sport shower unit, gas central heating and recent double glazing. In addition, there is an alarm system, linked fire alarms, and excellent storage including bedroom wardrobes, a floored loft, and a brick-built garage with power and lighting.

Externally there are low-maintenance gardens to both aspects, with a brick paved driveway to the side giving access to the garage.

A bright entrance hall features a built-in under-stair store, an alarm system and has space for outerwear. Set to the front is the living room with TV points and a central light fitting.

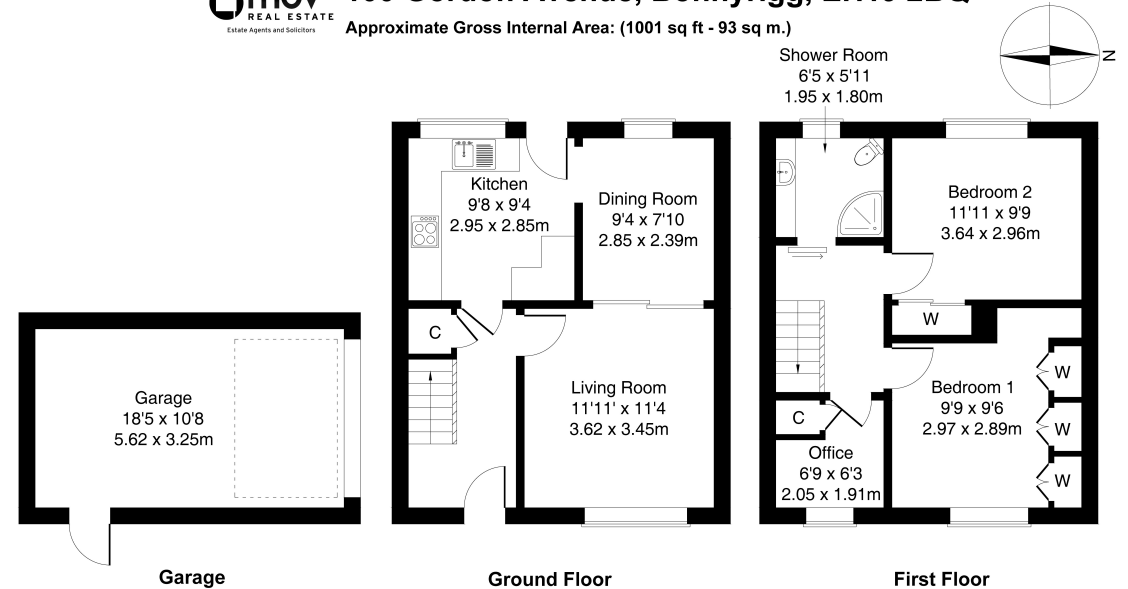
The kitchen is set to the rear with a door to the garden, and further open access to the dining room, which has a bespoke fitted unit and a semi-glazed partition wall to the lounge, the removal of which offers a relatively simple conversion to create an open-plan dual-aspect public room. The fitted kitchen includes stone-effect worktops, a mosaic tile surround, sink with drainer, a cooker oven with gas hob, fridge/freezer, dishwasher, and washing machine.

On the first floor, two well-proportioned bedrooms are set to either aspect, with a flexible third office/ nursery/dresser set to the front. The modern fully-tiled bathroom has a fitted vanity unit and a corner cubicle with a new shower unit, recessed spot lighting and a ladder-style radiator.

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**100 Gordon Avenue, Bonnyrigg, EH19 2BQ**

Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bonnyrigg is a popular residential location, with good commuting links to Edinburgh's city bypass via the A7, giving further connections to the city centre and surrounding areas. The town's high street provides all the usual day-to-day amenities, whilst Straiton Retail Park, with many high-street names, is within four miles. Bonnyrigg has its own library and health and

leisure centres with a swimming pool. Frequent bus services also serve the area for travel into the centre of Edinburgh and beyond. Bonnyrigg is a green belt village and has plenty of open countryside and areas for recreation close by, such as Roslin Country Park, the Pentland Hills, and three golf courses.





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