



**Thorntons**   
The right way to move

## 31 Sherwood Court,

Sherwood, Bonnyrigg,  
EH19 3LD







## Summary

Nestled by Sherwood Park and the local primary school, this three-bedroom end-terrace house has a desirable position in Bonnyrigg. It offers modern interiors that are bright and airy, and is well-presented throughout in attractive tones. The home further benefits from a quality breakfasting kitchen and three-piece bathroom, which is equipped with an overhead rainfall shower. The property also features a fully-enclosed rear garden that has a southwest-facing aspect, a neat lawn, and a generous decked area for relaxing and dining in the sun.

Extras: all fitted floor and window coverings, light fittings, an integrated ceramic hob and double oven, a freestanding fridge/freezer, and a washing machine to be included.

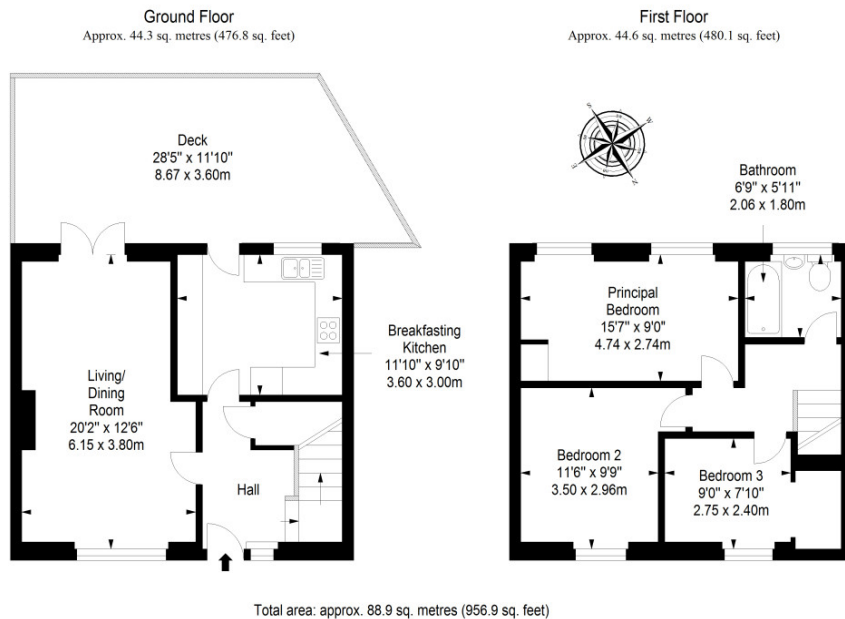
## Features

- An attractive end-terrace house
- Convenient location in Bonnyrigg
- Modern interior design throughout
- Quality fixtures and fittings
- Naturally-lit hall with built-in storage
- Large living/dining room with garden access
- Modern breakfasting kitchen
- Two double bedrooms
- One versatile single bedroom/office
- 3pc bathroom with overhead shower
- Low-maintenance front garden
- Southwest-facing rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing





# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### ARBROATH

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

### BONNYRIGG

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

### EDINBURGH

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

### CUPAR

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

### DUNDEE

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

### FORFAR

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

### MONTROSE

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

### PERTH

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

### ST ANDREWS

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

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS