



1 Sherwood Place, Bonnyrigg, Midlothian, EH19 3JU

Immaculately Presented Three-Bedroom, Semi-Detached Home with Gardens & a Driveway

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Property Description

Immaculately presented, three-bedroom, semi-detached family home, set on a corner plot with a driveway. Located in a popular and established residential area of Bonnyrigg, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, and two shower rooms.

Finished to an exemplary standard throughout, featuring a fully integrated kitchen with quality worktops, luxury fitted bathrooms. Further highlights include continuous contemporary flooring and extensive spot lighting, a glass first-floor balustrade.

In addition, there is HIVE gas central heating, double glazing, stylish ungraded internal doors, a loft, and a utility cupboard. Professionally landscaped gardens are set to three aspects, incorporating a lawn, patios, a planting bed, and the driveway.

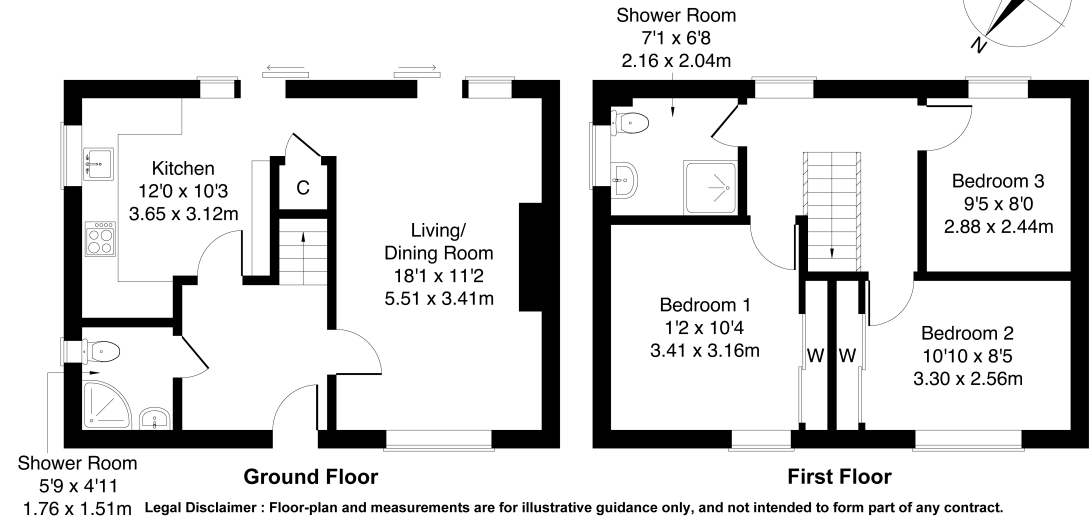
Step into a welcoming entrance that opens into a bright and spacious living and dining area, ideal for entertaining. With wood-effect flooring, a large window, and sliding doors to the private rear garden.. The modern kitchen continues the wood-effect flooring and features granite-effect countertops with matching upstands, a sink with drainer, and integrated appliances including an oven, electric hob with canopy, microwave, dishwasher, and fridge/freezer, plus plenty of cupboard storage. A stylish downstairs shower room includes panel splashbacks, a fully tiled shower cubicle, and a ladder-style radiator.

Upstairs, bedrooms one and two are carpeted and offer mirrored built-in wardrobes along with space for additional furniture. Bedroom three features wood-effect flooring, light décor, and lots of natural light. The home is completed by a modern family bathroom with a three-piece suite, shower cubicle, panel splashbacks, and a ladder-style radiator.



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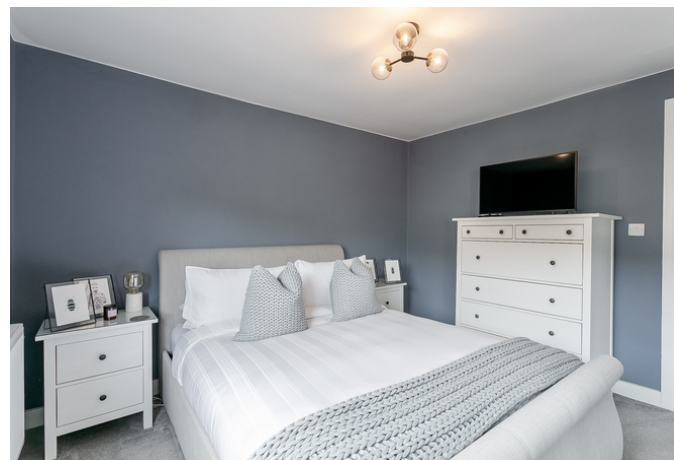
Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Area Description

Bonnyrigg is a well-connected and popular residential town, offering easy access to Edinburgh via the A7 and city bypass, with further links to the city centre and surrounding areas. The town's high street provides a range of everyday amenities, while Straiton Retail Park—with its many well-known high-street stores—is located just under four miles away. Bonnyrigg benefits from its own

health centre, and a modern leisure centre with a swimming pool. Regular bus services offer convenient travel into Edinburgh and beyond. Surrounded by green belt land, the town enjoys access to open countryside and outdoor spaces, including Roslin Glen Country Park, the Pentland Hills, and several nearby golf courses, making it ideal for recreation and nature lovers alike.





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