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37 Moorfoot View, Bonnyrigg, Midlothian, EH19 3EP

Beautifully Presented, One-Bedroom, Upper Villa with Garden Plot

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Property Description

Beautifully presented, one-bedroom, upper villa with a private garden plot. Located on a quiet side street, in the popular Bonnyrigg area, Midlothian.

Comprises an entrance stairway, an upper hall, an open-plan living room/kitchen, a double bedroom and a shower room.

Light, tastefully finished and upgraded to a high standard, ready-to-move-in. Features include a quality integrated kitchen, contemporary flooring and lighting, and good storage provision, including a loft.

In addition, there is gas central heating, double glazing, tall ceilings, and a garden lawn plot to the rear.

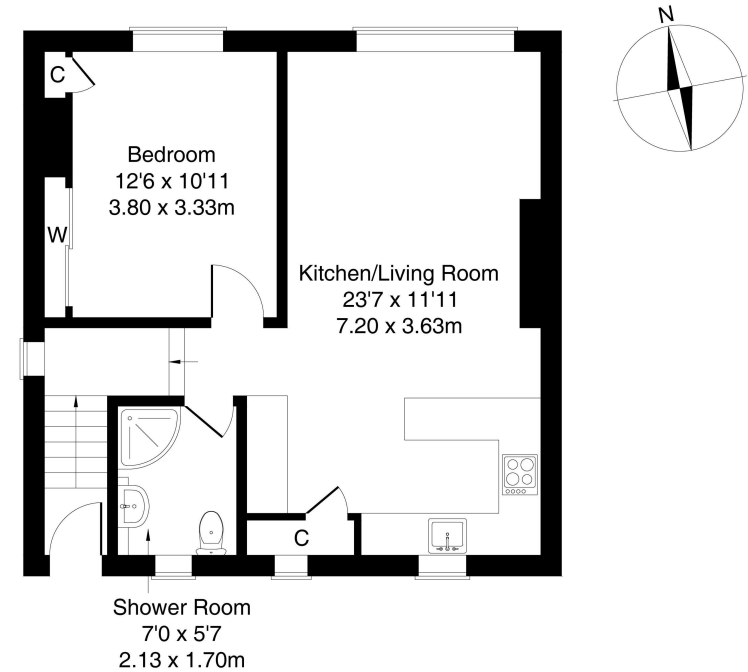
A carpeted entrance stairway leads to the upper hall, providing access throughout the property. A spacious open-plan living room/kitchen enjoys dual-aspect windows, a striking stone feature wall with an integrated fireplace, and hardwood flooring. The well-appointed kitchen includes a breakfast table, wall and base units, solid wood worktops, a tiled surround, a sink with a drainer, and integrated appliances, including an oven, induction hob, extractor hood, fridge/freezer, and washing machine.

The generously sized double bedroom is set to the front, featuring carpeted flooring, a built-in cupboard, and a fitted wardrobe with mirrored sliding doors. Completing the home, the stylish shower room is set to the rear and includes a modern suite, an electric shower, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (549 sq ft - 51 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 area, offering excellent commuter access to Edinburgh via the A7, which connects seamlessly to the city bypass and beyond. The town boasts a range of everyday amenities along its bustling High Street, while the nearby Straiton Retail Park, just four miles away, offers a variety of popular high-street stores. Residents also benefit from local facilities including

a library, health centre, and leisure centre with a swimming pool. Frequent bus services provide easy transport links to Edinburgh city centre and surrounding areas. Set within a picturesque green belt, Bonnyrigg is surrounded by stunning open countryside, with plenty of recreational opportunities nearby, including Roslin Country Park, the Pentland Hills, and three golf courses.





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