



Thorntons 
The right way to move

24 Moffat Avenue,
Bonnyrigg

Midlothian
EH19 2JS





Summary

This mid-terraced, family-friendly home is quietly situated in the popular town of Bonnyrigg - well-connected by bus and road links to Edinburgh city centre, just seven miles away. It is also conveniently located within walking distance of local shops and schools. The interiors feature a connected living room and dining kitchen, three bedrooms with storage, and a bright shower room. They provide easily adaptable décor, with appealing opportunities for personalised upgrades. Additionally, the property features secure gardens, with a sunny rear aspect, and access to ample unrestricted on-street parking.

Extras: The sale includes all fitted flooring, window coverings, and light fittings.

Features

- Quiet country town address
- Mid-terraced house with scope for improvements
- Entrance hall
- Light-filled living room with storage and kitchen access
- Sunny dining kitchen opening onto the rear garden
- Three bedrooms with storage and an open outlook from the principal room
- Bright shower room
- Enclosed front and rear gardens (southeast at the rear)
- Convenient, unrestricted on-street parking
- Gas central heating and full double glazing



"A three-bedroom family home located just a short walk from Bonnyrigg's town centre and local primary and high schools."







"Highlights include an open outlook from the principal bedroom, a secure southerly-facing garden, and unrestricted on-street parking."



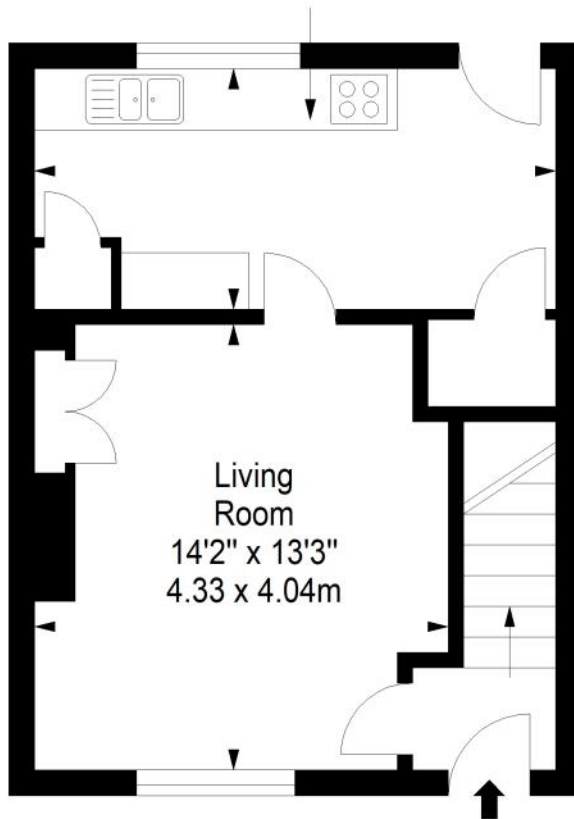
Floorplan

Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)

Dining Kitchen
16'8" x 7'6"
5.09 x 2.29m

Living Room
14'2" x 13'3"
4.33 x 4.04m



First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)

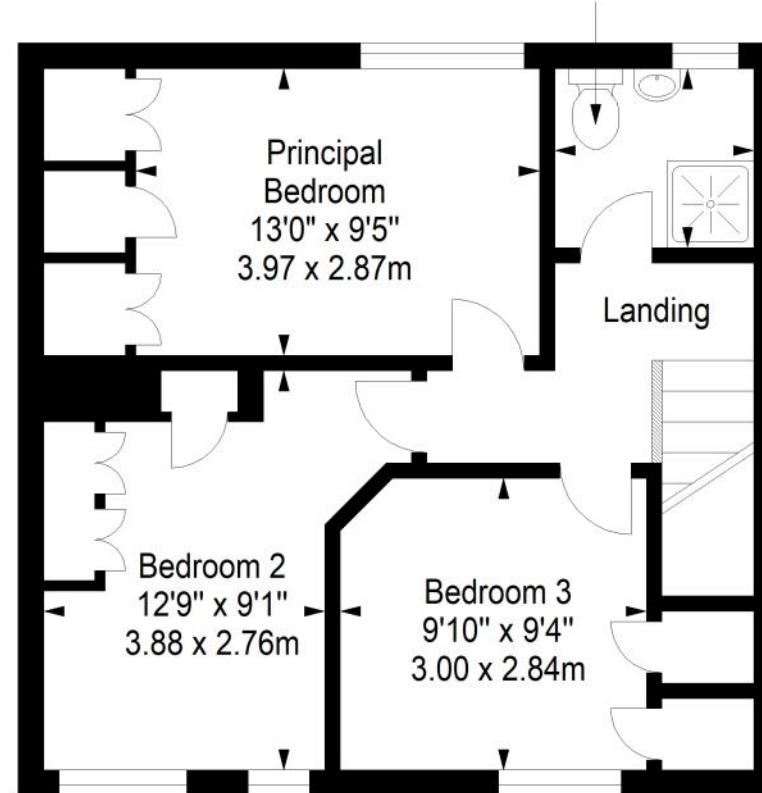
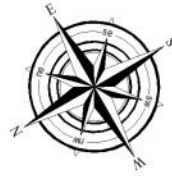
Shower Room
6'6" x 5'8"
1.97 x 1.73m

Principal Bedroom
13'0" x 9'5"
3.97 x 2.87m

Bedroom 2
12'9" x 9'1"
3.88 x 2.76m

Bedroom 3
9'10" x 9'4"
3.00 x 2.84m

Landing



Total area: approx. 82.5 sq. metres (888.1 sq. feet)



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