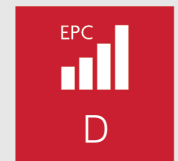




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33 Wishart  
Avenue, Bonnyrigg

Midlothian EH19 3QF





## Summary

Situated in an established residential area in Bonnyrigg, this three-bedroom, two-bathroom home enjoys crisp, modern interiors and spacious, light-filled accommodation. The residence enjoys a generous living room, a double-aspect dining room with a southwest-facing window, a sunny, modern kitchen with fitted units, a main bedroom with an en-suite shower room and two more bedrooms enjoying a southeasterly aspect. Furthermore, the home boasts a bright three-piece bathroom with an overhead shower. Externally, the property comes with a minimalist rear garden, a detached private gym, a spacious driveway, and a single garage. Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale.

## Features

- Attractive semi-detached house
- Quiet cul-de-sac setting in Bonnyrigg
- Modern interiors throughout
- Entrance hall with storage
- Spacious living room
- Dual-aspect dining room
- Southwest-facing kitchen
- Principal bedroom with en-suite
- Two southeast-facing bedrooms
- Bright family bathroom
- Enclosed rear garden
- Private detached gym
- Multi-car driveway and garage parking
- GCH and double-glazing



"This appealing three-bedroom semi-detached home with an enclosed rear garden and ample private parking."





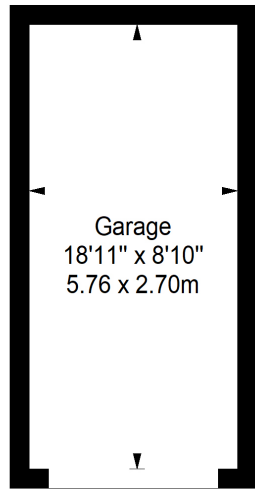


"The family home is well-served by excellent amenities, including green space, schools and transport links."

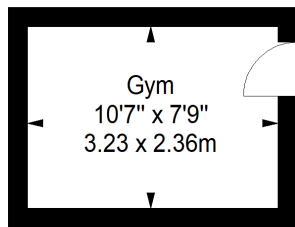


# Floorplan

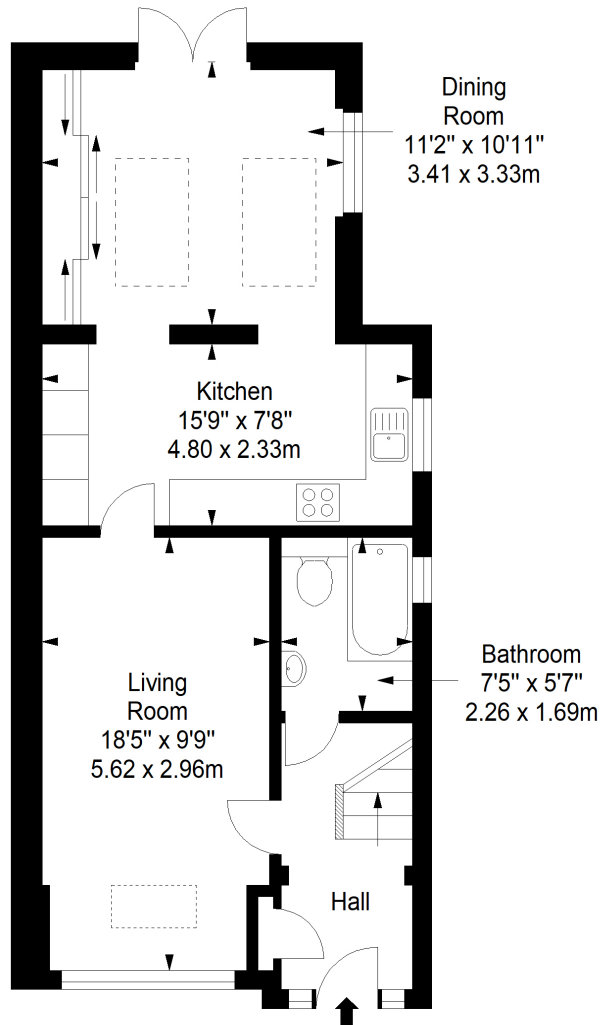
**Garage**  
Approx. 15.5 sq. metres (166.8 sq. feet)



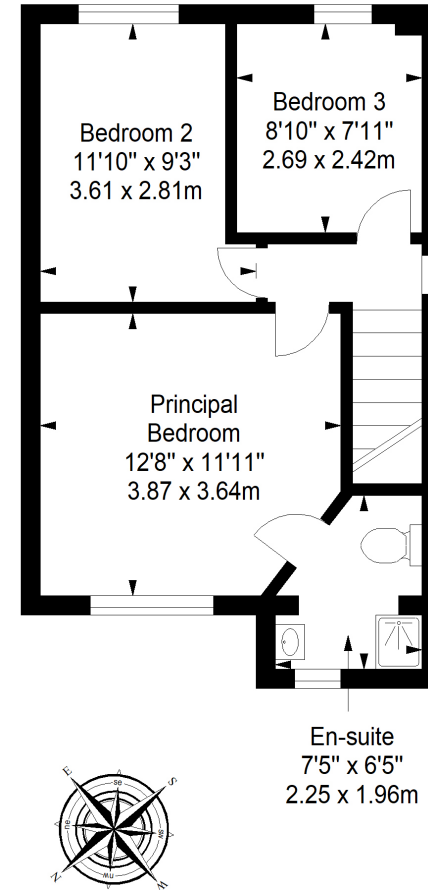
**Gym**  
Approx. 7.6 sq. metres (81.8 sq. feet)



**Ground Floor**  
Approx. 53.0 sq. metres (570.5 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)



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