

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



6 Auld Orchard, Lothian Street Bonnyrigg, EH19 3BR



Attractive semi-detached villa in popular residential estate within easy walking distance of Bonnyrigg town centre.

Accommodation comprises: Entrance hall, lounge, dining room, kitchen, master bedroom with en-suite shower room, two double bedrooms and family bathroom. Gas Central heating. Driveway. Gardens to front, side and rear.

Bonnyrigg has a good selection of shops, banks, library, a post office and leisure centre and is conveniently situated for easy access to the City bypass and other main routes together with a good public transport system making this an ideal location for commuting.

OFFERS AROUND £185,000 are invited

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

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ACCOMMODATION:-

Entrance Hall

Window to the front. Laminate flooring. Central heating radiator. Natural wood and glazed door to lounge.

Lounge (5.39 m x 3.77 m)

Window to the front. Fitted carpet and two central heating radiators. Simple ceiling cornice. Deep shelved storage cupboard containing fuse box. TV aerial point. Natural wood and glazed French doors to the dining room.

Dining room (3.56 m x 2.40 m)

Ample room for dining table and chairs. Timber and glazed door with matching side screen giving access to rear garden. Laminate flooring. Central heating radiator.

Kitchen

Fitted high gloss white wall and base units with solid beech work surfaces incorporating stainless steel sink with drainer and mixer tap. Tiled splash backs to the work surfaces. Zanussi washing machine. Extractor hood. Laminate flooring. Window to the rear.

Stair and Upper Level Landing

Fitted carpet on the stair on upper level landing. Access hatch to attic space. Storage cupboard with shelves. Electric light and hot water cylinder (ideal as airing cupboard).

Master Bedroom with en-suite shower room (4.23 m x 2.62 m) Window to the rear. Laminate flooring and central heating radiator. Built-in wardrobe with mirrored sliding doors, shelf and hanging rail. Telephone point.

En-suite shower room

Window to the rear. White wash-hand basin with tiled splash back. Double shower tray with Mira Sport electric shower rail and curtain. Wall cabinet with mirrored doors. Laminate flooring and central heating radiator.

Bedroom 2 (4.20 m x 2.42 m)

Double room with window to the front. Built-in wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet and central heating radiator.

Bedroom 3 (2.83 m x 2.34 m)

Window to the front. Storage space over the stairwell with shelf and hanging rail. Fitted carpet and central heating radiator.

Family Bathroom (2.19 m x 1.76 m)

3-piece white suite consisting of wash-hand basin, wc and bath with Mira Sport electric shower over and shower rail. Tiling around the shower and bath area then continuing to form splash backs to the wash-hand basin and wc. Laminate flooring and central heating radiator. Extractor fan.

Driveway and Garden

Paved and stone chipped driveway with space for two cars. Open-plan garden to the front mainly laid to lawn. Paved path to front door and continuing to the side of the property. Timber gate giving access to rear garden. Raised shrub bed and paved patio. Lawn area. External tap with security light. Timber garden shed with electric power.

Entry- by negotiation.

Viewing

By appointment-please telephone 0131 240 2263

Offers

Offers around £185,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

The sellers do not bind themselves to accept the highest or any of the offers received.

The Church of Scotland - Scottish Charity No: SC011353

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Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.