

21 DOBBIES ROAD
BONNYRIGG, MIDLOTHIAN, EH19 2BA

CURRAN & CO
PROPERTY



21 DOBBIES ROAD
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OFFERS OVER £180,000



'Situated on a quiet residential street, 21 Dobbies Road is a stylishly presented, bright and exceptionally spacious two bedroom lower villa'

- Living / Dining Room
- Contemporary Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Driveway / Front Gardens
- Landscaped Rear Garden with Home Office
- Move-in Condition Throughout



Description

Situated on a quiet residential street, 21 Dobbies Road is a stylishly presented, bright and exceptionally spacious two bedroom lower villa. The property boasts a generous front garden/driveway, Southwest facing rear garden with fabulous outbuilding, and is of move-in condition throughout.

The accommodation comprises; entrance vestibule leading into the hallway, with two sizeable storage cupboards, one of which is a utility cupboard with plumbing for a washing machine; living room with shelved recess and ample space for a dining area; contemporary and well-equipped kitchen with base and wall-mounted units with under-unit lighting, tiled floor, integrated appliances including fridge/freezer, electric oven, gas hob and dishwasher, underfloor

heating and direct access to the rear garden; expansive double bedroom 1; double bedroom 2 with storage cupboard; and modern, fully-tiled bathroom with shower over the bath and heated chrome towel-rail.

Further benefits of this property include gas central heating and double glazing throughout.

To the front of the property there is a large gravelled front garden/driveway with space for several cars. The Southwest facing landscaped rear garden features a suntrap patio, enclosed BBQ area with raised beds, mature borders and a lush green lawn.

The diverse outbuilding could be utilised as a home office space, spare room or

additional living space, and incorporates a bin store and garden shed.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blind, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





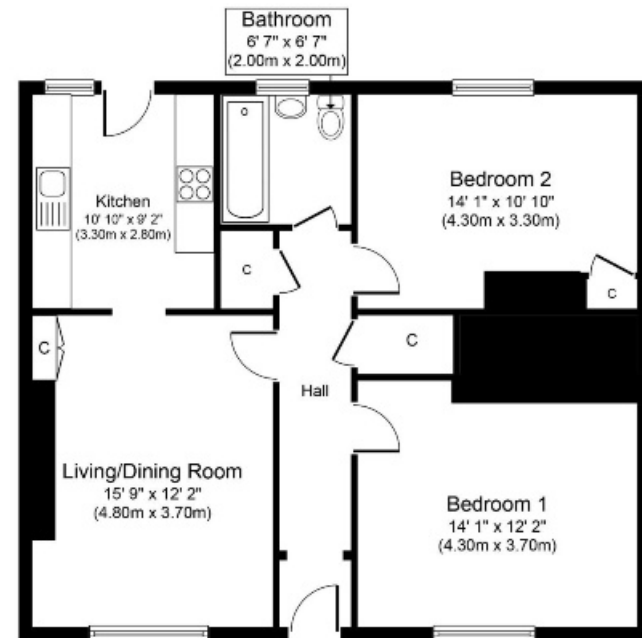
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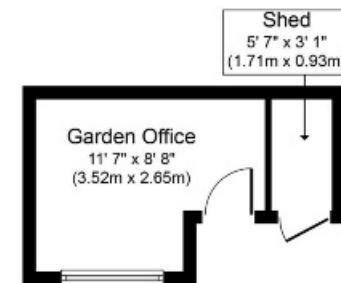
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Ground Floor
Approximate Floor Area
731 sq. ft.
(68.0 sq. m.)



Outbuilding
Approximate Floor Area
107 sq. ft.
(9.9 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.