



Solicitors & Estate Agents










Offers Over

£135,000

127 Dobbie's Road

Bonnyrigg | Midlothian | EH19 2AU

This spacious and bright ground floor flat with a private garden to rear, is situated close to a host of local amenities and commuting links. This rarely available accommodation would undoubtedly appeal to the first time buyer or rental investor and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathrooms
-  Private Garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – B



Description

The accommodation in brief comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned lounge/dining room, stylish fitted kitchen, light and airy principal bedroom with fitted wardrobes, second good sized double bedroom and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed Sept 2024) and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, washing machine, fridge and freezer.

Gardens & Parking

To the rear, lies an enclosed private garden and on-street parking can be found within the surrounding area.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

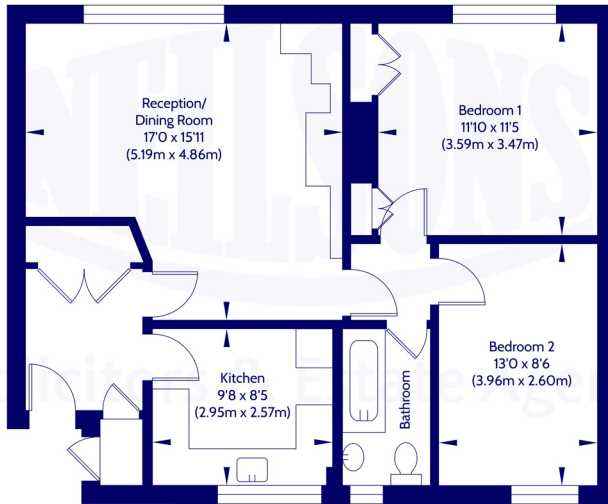
The property is situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.





Approx. Gross Internal Floor Area 69.36 Sq M / 747 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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