



Solicitors & Estate Agents



Offers Over

£180,000

5 Dobbie's Road

Bonnyrigg | Midlothian | EH19 2BE

An excellent opportunity has arisen to purchase this spacious and bright three-bedroom main door lower villa with driveway and private gardens to front and rear. The property is ideally situated within a quiet residential street close to local amenities and fantastic commuting links

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Driveway
-  Private gardens to front & rear
-  EPC Rating – D
-  Council Tax Band – B



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with built-in storage cupboard, generously proportioned reception room/dining room offering excellent natural light, stylish fitted breakfasting kitchen with door providing direct access to rear garden, three generous sized well proportioned bedrooms all with fitted storage and shower room with shower cubicle. Further benefits include gas central heating.



Extras

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

Gardens & Driveway

To the rear of the property, there is a well maintained private garden which is mainly laid to lawn with an area of patio. A further section of private garden can be found to the front and a driveway to side provides off-street parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

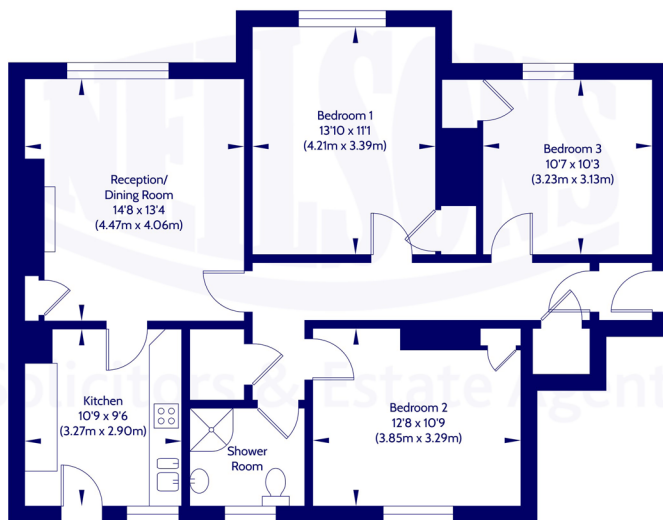
Dobbie's Road is quietly situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent 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 together with Kings George V. 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 88 Sq M / 946 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

