



Offers Over  
**£190,000**

## 63 Dundas Street

Bonnyrigg | Midlothian | EH19 3AY

An excellent opportunity to acquire this attractive and generously proportioned terraced townhouse, set within private gardens to the front and rear and conveniently located close to a wide range of amenities and transport links.

- 3 Bedrooms
- 2 Public rooms
- 1 Shower room
- Private Gardens
- On-street parking
- EPC Rating – D
- Council Tax Band - C



## Description

The stylish, light filled accommodation offers flexible living space well suited to professionals, families or investors alike. A welcoming hallway provides useful storage including a utility cupboard and understair storage, with bedroom three positioned to the front and benefiting from fitted storage. The elevated kitchen/dining room is located to the rear and enjoys direct access to the sunny, fully enclosed west facing garden. It is well equipped with ample wall and base units, work surfaces, integrated hob, oven and extractor, together with a large pantry. The dining area offers adequate space for table and chairs. Steps lead to a spacious lounge with an open outlook, a well proportioned double bedroom and a modern shower room with three piece suite with the shower enclosure housing the dual Rainfall jet shower. The upper level accommodates the principal double bedroom, offering excellent storage and far-reaching skyline views. Additional features include a floored attic, gas central heating with a combination boiler and double glazing throughout.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood.

## Gardens and parking

There is an area of private garden located to the front, laid with artificial lawn for ease of maintenance with paved pathway to entrance. Located to the rear is a fully enclosed west-facing walled garden, enjoying sunlight for long spells in the day and a real suntrap in the summer months. The garden has been laid with artificial lawn, there is a paved patio and a lovely decked patio with pergola. On-street parking is available on Dundas Street and surrounding streets.

## Viewing

By appointment with Neilsons on 0131 625 2222.



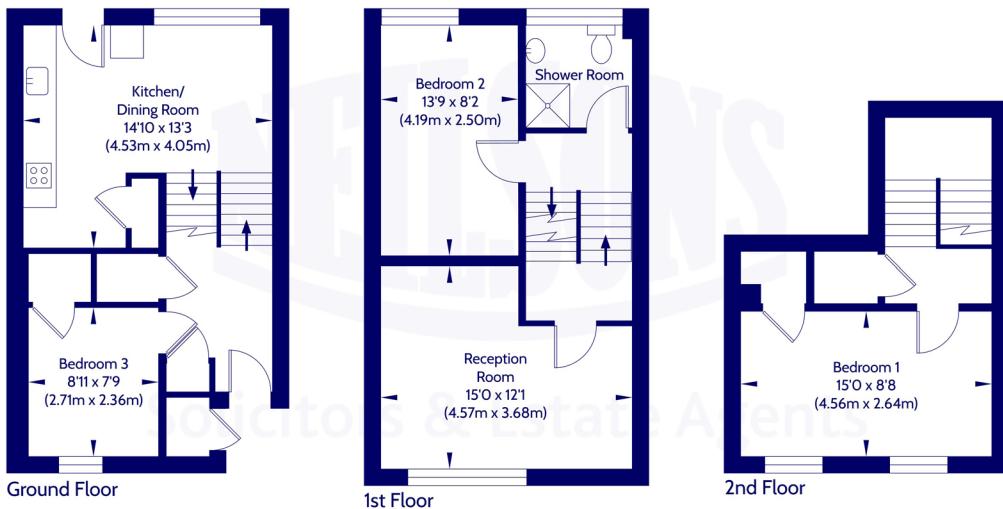


## Location

The sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre and is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system. The property itself is in a prime spot in the hub of the town with excellent shops and services just a short walk away. Frequent public transport operate to and from neighbouring districts together with Edinburgh's City Centre. Eskbank and Newtongrange train stations are within easy reach providing further transport links to the Borders and Edinburgh. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King George V Park nearby. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills, Dalkeith Country Park and Springfield Mill all offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits include the Midlothian Snow Sports Centre at Hillend. Excellent schooling is also available in the area with all categories catered for from nursery to secondary level.



Approx. Gross Internal Floor Area 92 Sq M / 984 Sq Ft.



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.



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