





Welcome

Welcome to 75 Dobbies Road, Bonnyrigg - an exceptional opportunity to purchase a rarely available, semi-detached bungalow, presented to the market in excellent, well-maintained condition throughout. McDougall McQueen are delighted to offer this extended two-bedroom bungalow, featuring a driveway with off-street parking for two cars and charming garden grounds to the front, side, and rear. The property also offers potential for further extension, subject to planning and consents. Located in a highly sought-after and prime residential area, this home is ideally positioned just a short walk from Bonnyrigg town centre. The town centre offers a variety of local shopping, restaurants, pubs, and recreational facilities. Highly regarded primary and secondary schools are also nearby, making this an excellent choice for families. With Eskbank Train Station, an excellent bus service, and easy access to Scotland's road network, Bonnyrigg is a perfect location for commuters. We highly recommend early viewing to avoid disappointment.

- Superb, sought-after, and prime residential location
- Within walking distance to local schools and all amenities in the town centre
- Entrance vestibule
- Reception hallway with Ramsay ladder loft access (part floored with light)
- Spacious living and dining room featuring a bay window to the front, living flame gas fire with a marble fire surround, and a dining area with a side-facing window
- Newly fitted kitchen offering rear garden access, a range of base and wall units, dual-fuel range cooker, glass splashback, double extractor, integrated dishwasher, and included white goods
- Bedroom one with front-facing window, picture rail, cornice, and free standing wardrobes
- Bedroom two with rear-facing window
- Attractive family bathroom with a four-piece white suite, including a bath with shower attachment, shower cubicle with overhead raindrop shower, WC, sink with vanity unit, and towel radiator
- Gas central heating and double glazing throughout
- Driveway providing off-street parking
- Generous front, side, and rear private gardens, ideal for outdoor entertaining, with potential for extension (subject to planning and consents)
- Various garden sheds







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, The property is well placed to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

Included in the sale are. Floor coverings, light fittings, blinds where fitted, range cooker, integrated appliances, and wardrobes in bedroom one. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including white goods may be available by negotiation.





Get in touch

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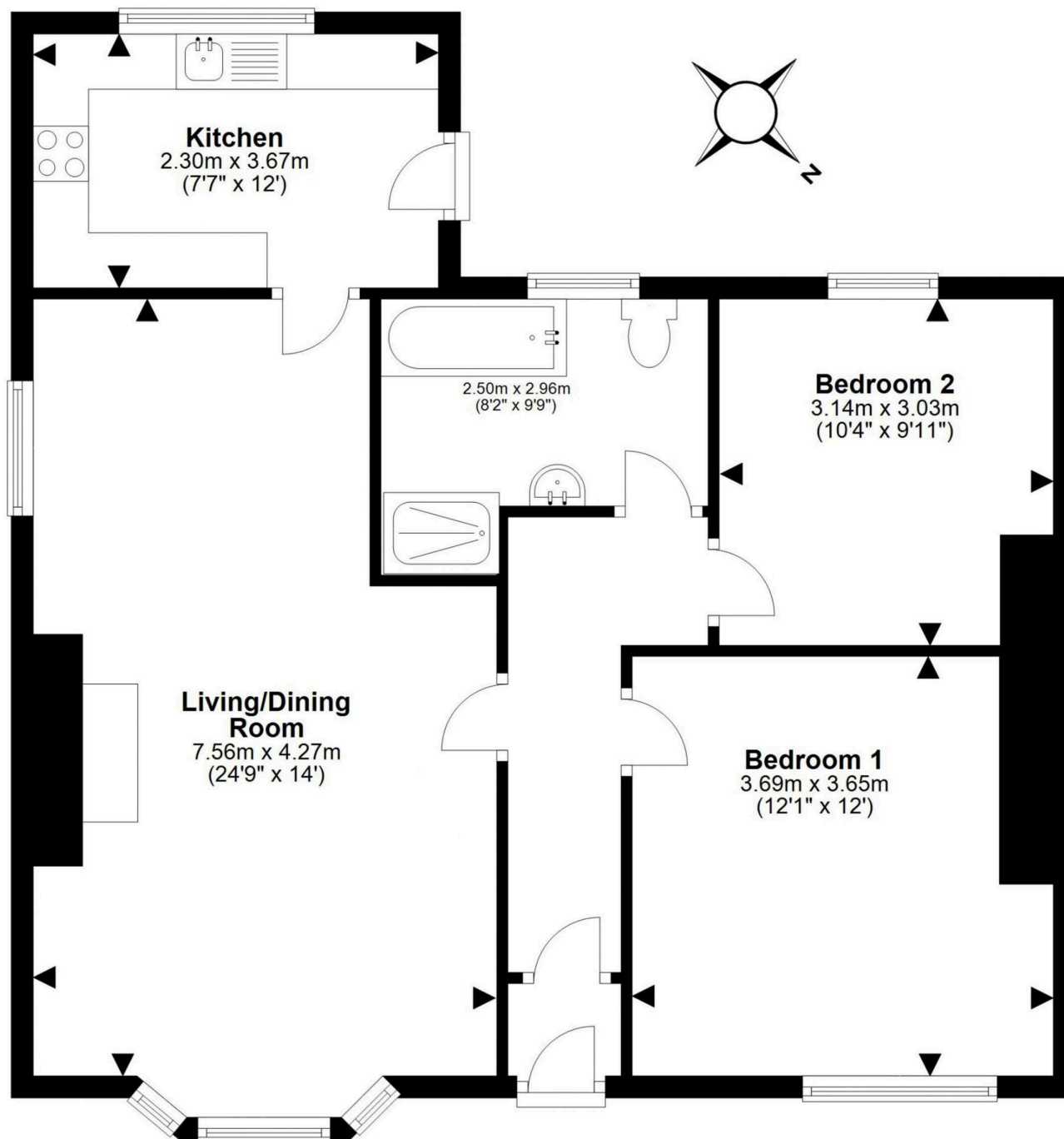
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.