

Jardine Phillips
Solicitors • Estate Agents

BONNYRIGG

2 DALHOUSIE DRIVE
EH19 2NA



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EPC RATING: D

OFFERS OVER £240,000

PROPERTY DESCRIPTION

- Hallway with handy coats cupboard downstairs and further large storage cupboard upstairs
- Spacious living/dining room to the front with feature slate tiled fireplace
- Good sized kitchen overlooking the garden with a wide range of wooden units & appliances and fitted storage cupboard
- Downstairs double bedroom three with fitted cupboard - could easily be used as a family room or formal dining room
- Double bedroom 1 to front with fitted wardrobe
- Dual aspect double bedroom 2
- Bedroom 4 with fitted wardrobe overlooking the rear garden
- Upstairs family bathroom with shower cubicle, sink & wc
- Gas central heating and double glazed windows
- Huge front & side gardens providing potential to extend. Sunny rear garden with patio area to sit out, greenhouse and large lawn surrounded by fencing & borders
- Off street parking to the front for numerous cars and garage with access to the rear garden



VIEWING

By appointment pls call

Jardine Phillips

0131 4466850





SUPERB FOUR BED SEMI ON HUGE PLOT WITH GARAGE IN CENTRE OF BONNYRIGG - NOW REQUIRING SOME UPDATING

Located close to the centre of this popular commuter town, this fabulous three bed semi detached house with garage has potential to extend and would make an ideal family home or for young professionals looking for a quiet retreat within easy commuting distance of Edinburgh city centre. Bonnyrigg has great local shopping & amenities, with more extensive shopping facilities available in nearby Dalkeith or Straiton Retail Park. Excellent for those that love outdoor pursuits with easy access out to the Midlothian countryside. Well renowned local schools.

AREA

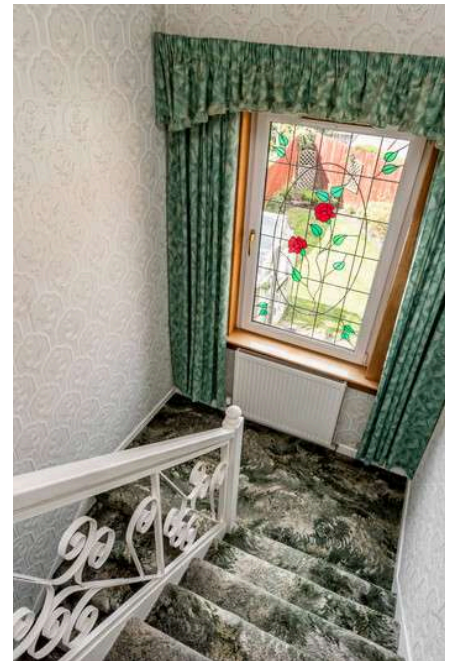
Bonnyrigg is increasingly popular with buyers seeking a quiet retreat from the capital. The historic town enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, bars and eateries, including the very popular Gigi's Italian restaurant. Further beneficial facilities include a medical centre & local hospital and the house is in the catchment for Hawthornden & St Mary's Primary Schools and Lasswade & St David's RC High Schools. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, pleasant walks and cycle rides, with the town also hosting its own rugby & bowling clubs and the prestigious Broomieknowe Golf Course. Making an excellent commuter town, there are superb transport links including regular bus links, a nearby rail service and good access to the city bypass.

EXTRAS

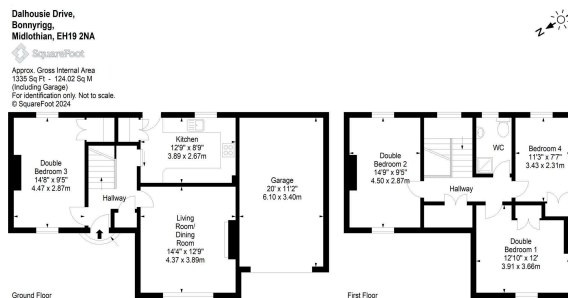
The blinds/curtains, light fittings, hob, oven, extractor fan, integrated fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£240,000



Living/dining room	14'4 x 12'9 (4.37 x 3.89m)
Kitchen	12'9 x 8'9 (3.89 x 2.67m)
Bedroom 1	12'10 x 12' (3.91 x 3.66m)
Bedroom 2	14'9 x 9'5 (4.50 x 2.87m)
Bedroom 3	14'8 x 9'5 (4.47 x 2.87m)
Bedroom 4	11'3 x 7'7 (3.43 x 2.31m)
Garage	20' x 11'2 (6.10 x 3.40m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.