



37 Dalhousie Place
BONNYRIGG | EH19 2LL



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Charming two-bedroom end of terraced home boasting front and rear garden and situated in the popular town of Bonnyrigg in Midlothian.

This well presented and spacious property offers well-planned accommodation over two levels and will offer significant appeal to those looking for a family home within easy commuting distance of Edinburgh. The large living room on the ground level is flooded with an abundance of natural light. From here French doors open to the south-west facing, private rear garden which incorporates a patio area, shed and sun room, making a great space for enjoying the best of the summer weather. The contemporary kitchen on this level is of an excellent size and offers plenty of cupboard storage.

On the first floor, the spacious principal bedroom benefits from built-in wardrobe storage. The second bedroom is also a well-sized double and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A modern shower room completes the accommodation internally.

Early viewing is highly recommended to appreciate everything that this fabulous home has to offer.

- Two-bedroom end terraced home
- Popular location
- Living room
- Kitchen
- Principal bedroom with built-in wardrobe storage
- Second double bedroom
- Shower room
- Ample storage throughout
- Gas central heating
- Double glazing
- Front & rear garden, complete with shed and sun room
- Driveway

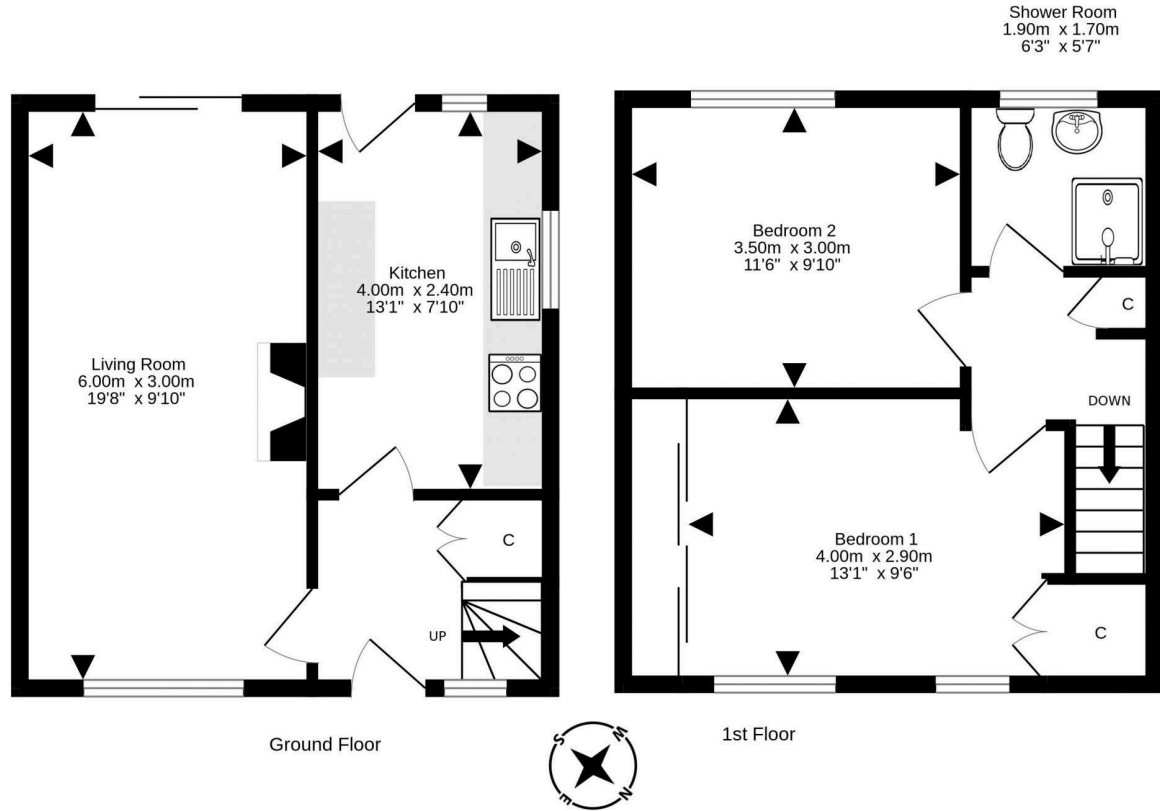
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All curtains, blinds, fittings and white goods will be included in the sale, with other items available with separate negotiation. EPC Rating is D.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





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