



Roxburgh Show Home, One Dalhousie, Bonnyrigg, EH19 3RY



## Welcome

Welcome to The Roxburgh, an exceptional five-bedroom detached show home at the highly sought-after One Dalhousie development. Finished to an outstanding standard throughout and offered for sale fully furnished, including all furniture, fixtures and fittings, this impressive family home is ready for immediate occupation.

Occupying a prime position within the development, the property enjoys attractive open green space to both the front and side, creating a wonderful outlook and enhancing the sense of space and privacy. A landscaped front garden, generous driveway and double integral garage further complement the home's impressive kerb appeal, while the beautifully landscaped rear garden provides the perfect setting for outdoor entertaining and family enjoyment.

Internally, the property offers an abundance of flexible living accommodation. A welcoming reception hallway gives access to a spacious lounge, a separate family room, and an impressive open-plan kitchen and dining room forming the heart of the home. The contemporary fitted kitchen is equipped with a range of integrated appliances, while a separate utility room and ground floor WC add further practicality to this thoughtfully designed family home.

The first floor offers five generous double bedrooms, each benefiting from fitted wardrobe storage. The principal bedroom and second bedroom both enjoy stylish en-suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom complete with both a separate bath and shower enclosure.

Beautifully presented throughout and available fully furnished, The Roxburgh represents a rare opportunity to purchase an exceptional show home within the sought-after One Dalhousie development, ready to move straight into and enjoy.

Please note that some of the images shown are of the developer's show home and are for illustrative purposes only. Specifications, finishes and layouts may vary. Any incentives are subject to eligibility and availability. Terms and conditions apply.





## Bonnyrigg

Bonnyrigg is a popular Midlothian town located approximately eight miles south of Edinburgh, offering an excellent range of local amenities and superb transport links, making it an ideal location for commuters and families alike. The town provides a good selection of everyday shopping facilities, cafés, supermarkets, banks and healthcare services, while the nearby Straiton Retail Park offers an extensive choice of high street retailers, restaurants and leisure facilities. A wide range of well-regarded nursery, primary and secondary schools are available within the area, including Lasswade High School, making the town particularly popular with growing families. For those commuting, Bonnyrigg is ideally placed with easy access to the Edinburgh City Bypass, the A7 and Scotland's motorway network. Regular bus services operate to Edinburgh and the surrounding areas, while nearby Eskbank railway station provides direct services to Edinburgh Waverley in around 20 minutes. With a wealth of local amenities, excellent schooling, nearby green spaces and convenient transport connections, Bonnyrigg continues to be one of Midlothian's most sought-after residential locations.

## Extras

Included in the sale are all fitted floor coverings, integrated kitchen appliances, together with all furniture, fixtures and fittings, with the property being sold as seen.

# Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

## GROUND FLOOR



## FIRST FLOOR



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