










Fixed Price

**£290,000**

## 77 Dobbie's Road

Bonnyrigg | Edinburgh | EH19 2AY

This generously proportioned three-bedroom semi-detached bungalow is quietly positioned within a quiet residential setting in the popular town of Bonnyrigg. Close to good local amenities and reputable schooling, the property offers excellent potential for growing families and those looking to make their own mark.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



## Description

The accommodation begins with an entrance vestibule, leading into a central hallway. The lounge is a spacious bay-fronted room, offering plenty of space for relaxing and featuring a cupboard housing the boiler. To the rear, the kitchen is fitted with a range of included white goods and benefits from partial tiling in splash areas, along with a useful downstairs cupboard. There are two bedrooms on the ground floor. The principal bedroom is a large front-facing double with twin windows, an original fireplace, and a shelved press cupboard. The second bedroom on this level is another double, positioned to the rear and also featuring a fireplace. The conservatory provides a bright and airy additional living space, offering flexible use and an ideal setting for entertaining. A ground floor shower room, finished with partial tiling and panelling, includes a heated towel rail and Velux window.

Upstairs, the landing gives access to a mostly floored attic.

The third bedroom is a comfortable double with dual aspect Velux windows and ample space for freestanding furniture. A further bathroom on this level is fitted with a shower over bath, along with partial tiling/panelling, a heated towel rail, and Velux window.

Further benefits include gas central heating and double glazing.



## Gardens & Parking

Externally, the property benefits from a private front garden laid with chip stones, while the large rear garden is mainly laid to lawn with mature plants and includes a garden shed. There is also off-street parking for 1 car as well as unrestricted on-street parking.

## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

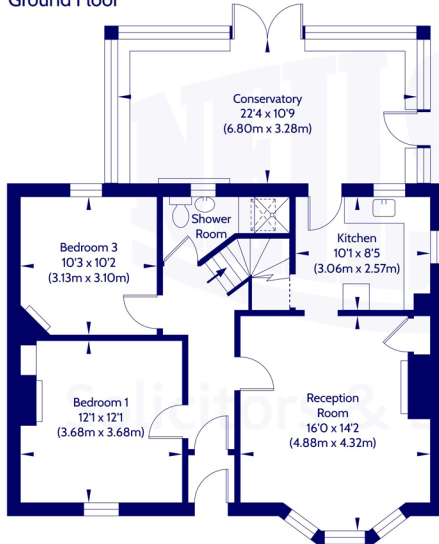
Dobbie's Road is situated within the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.



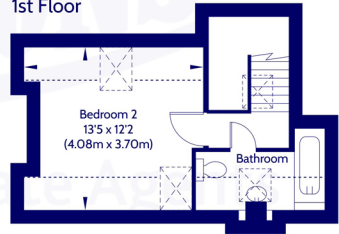


Approx. Gross Internal Floor Area 106 Sq M / 1147 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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