



59 Dobbie's Road
BONNYRIGG | EH19 2AY


warner's
solicitors & estate agents



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Warners are delighted to present this truly unique upper villa, brought to the market in excellent walk-in condition and set within the popular Midlothian town of Bonnyrigg, approximately eight miles south of Edinburgh city centre. Enjoying a convenient setting close to local amenities, schooling, transport links and green spaces, this attractive home will appeal to a wide range of buyers including professionals, couples and young families. Early viewing is highly recommended to appreciate both the quality of accommodation and the superb location on offer. The property is accessed via a bright open staircase leading to a welcoming upper landing which provides access to all principal apartments on this level. The generously proportioned lounge forms the heart of the home and is open plan to a stylish contemporary kitchen, finished with modern units, with ample space to accommodate a breakfast bar for casual dining. There are two well-proportioned double bedrooms, along with a modern family bathroom fitted with a three-piece white suite and shower over the bath. From the hallway, a further staircase leads to a large, fully floored attic space currently utilised as a third bedroom with dressing area. With full planning consent, this area could be formally incorporated into the accommodation to create an impressive three-bedroom double upper villa. Further benefits include gas central heating, double glazing and a private, fully enclosed garden laid to lawn with a patio area and shed, ideal for outdoor entertaining and everyday enjoyment. Bonnyrigg itself offers an excellent range of shopping, leisure and recreational facilities, along with easy access to the City Bypass, regular bus services and nearby rail links, making this an ideal base for commuting while enjoying a well-established and vibrant local community.

- Beautifully presented upper villa offered in true walk-in condition
- Located within the popular town of Bonnyrigg, close to excellent amenities
- Excellent transport links with easy access to Edinburgh, City Bypass
- Close to well-regarded schooling, leisure facilities, shops and restaurants
- Bright open staircase leading to welcoming upper landing
- Spacious open plan lounge with excellent natural light
- Contemporary fitted kitchen with modern units
- Two well-proportioned double bedrooms on the main level
- Modern family bathroom with three-piece white suite and shower over bath
- Large floored attic room accessed via staircase, currently used as an additional bedroom
- Private, fully enclosed garden laid to lawn with patio area and shed
- Gas central heating and double glazing throughout

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



Included: EPC: C. CT: B. Factoring:

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.



