



Solicitors & Estate Agents










Offers Over

£167,000

9 Dalhousie Road East

Bonnyrigg | Midlothian | EH19 2NR

Quietly positioned within a popular residential pocket of Bonnyrigg, this generously proportioned two-bedroom end-terraced villa presents an excellent opportunity within the thriving Midlothian market. Close to superb amenities, reputable schooling, and convenient transport links, the property will undoubtedly appeal to first-time buyers and young families looking for a home they can truly make their own.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



Description

The welcoming entrance hallway offers a handy understairs cupboard, leading into a bright and airy dual-aspect lounge/diner with an electric fireplace providing a cosy focal point. The kitchen sits to the rear and features a range of integrated and freestanding white goods, with partial tiling in splash areas for easy maintenance. Upstairs, the landing provides access to two well-proportioned double bedrooms. The principal bedroom includes a fitted wardrobe, boiler cupboard, and additional over-stairs storage, while the second bedroom enjoys a side aspect, integrated wardrobes, and ample space for freestanding furniture. The shower room completes the accommodation, fitted with a single cubicle, full wall panelling, and a heated towel rail.

Further benefits include gas central heating and double glazing.



This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property enjoys an L-shaped front and side garden with a private driveway for one car, along with a private rear garden that is mostly paved for easy upkeep.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





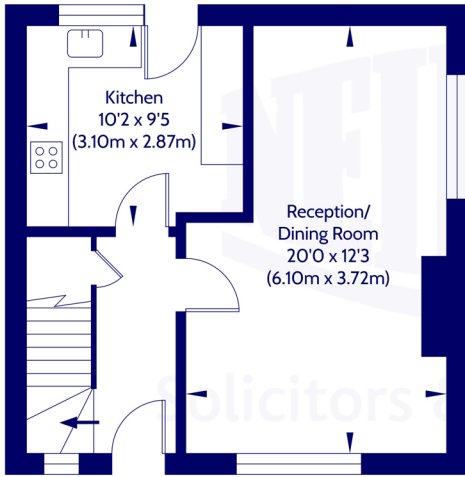
Location

Dalhousie Road East is quietly situated within the 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 together with Kings George V. 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 from nursery to secondary level.





Approx. Gross Internal Floor Area 73 Sq M / 779 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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