



**72 Dobbie's Road**  
**Bonnyrigg, EH19 2AZ**

**A**

*"Dobbie's Road is a bright and spacious three-bedroom upper villa with its own main door entrance with a private, enclosed garden"*

- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM / BEDROOM 3
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- PRIVATE ENCLOSED REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





## LOCATION

Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

## DESCRIPTION

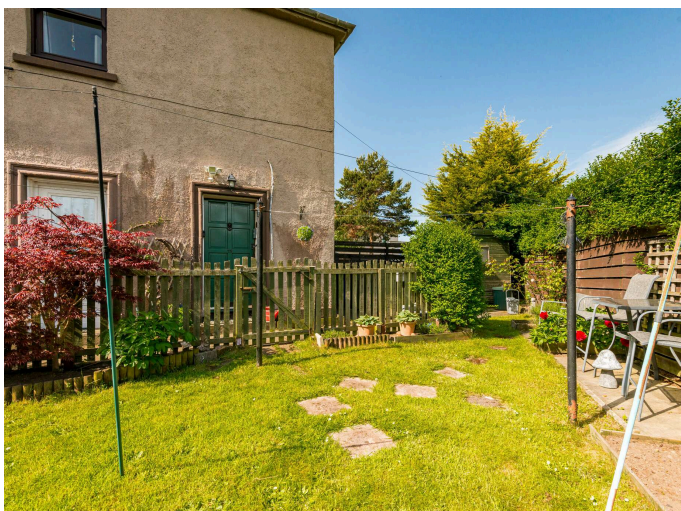
Dobbie's Road is a bright and spacious three-bedroom upper villa with its own main door entrance with and private, enclosed garden. Ideally positioned on a quiet residential street, the property is conveniently located close to excellent local amenities and superb transport links. The accommodation comprises: entrance with carpeted stair leading to the upper level; generously proportioned living room, filled with natural light; stylish kitchen with ample floor and wall mounted storage cupboards; three generously sized double bedrooms, with one currently used as a dining room and a modern shower room. The property further benefits from gas central heating. Externally, the well-maintained private rear garden is mainly laid to lawn with a patio area, offering an ideal space for relaxing or entertaining.

The energy efficiency rating for this property is band C

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

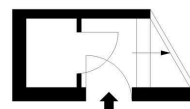
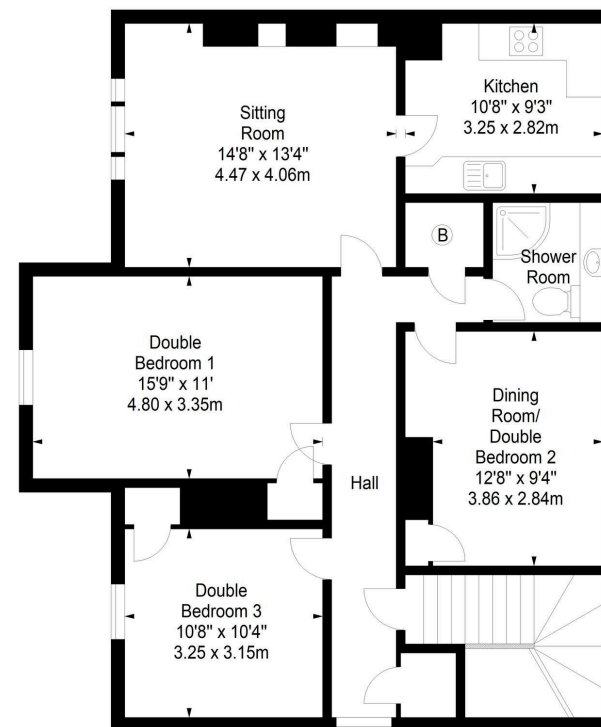
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Dobbie's Road,  
Bonnyrigg,  
Midlothian, EH19 2AZ



Approx. Gross Internal Area  
1068 Sq Ft - 99.22 Sq M  
For identification only. Not to scale.  
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Ground  
Floor  
Entrance

First Floor

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