

24 Dalhousie Drive

BONNYRIGG, EH19 2NB



Spacious Four Bedroom Terraced House in Bonnyrigg



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McEwan Fraser Legal is delighted to present this four-bedroom terraced family home in the heart of Bonnyrigg. Internally the property is modern and has been finished to an excellent standard.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is entered through the main hallway. The living room will certainly not disappoint with feature lighting and floor-to-ceiling radiators, making for a warm, snug family room.
- Fully equipped generously proportioned kitchen with utility room. The Kitchen provides access to the private rear garden. The kitchen is fitted with double ovens, a fridge freezer and a dishwasher with other white goods in the utility room.
- The dining room is adjacent to the kitchen and provides access to the rear garden with a set of french doors. This could double as a bedroom with a WC fitted.

THE KITCHEN



THE DINING ROOM & WC





- The home is well served with two and a half bathrooms with the main family bathroom on the first floor which is a four-piece, generously proportioned suite, en-suite in the master bedroom forming part of the attic conversion and downstairs WC accessed from the dining room.
- There are four spacious bedrooms. Three of these are on the first floor and the master bedroom with en-suite is on the top floor with integrated wardrobes and a modern shower room.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4

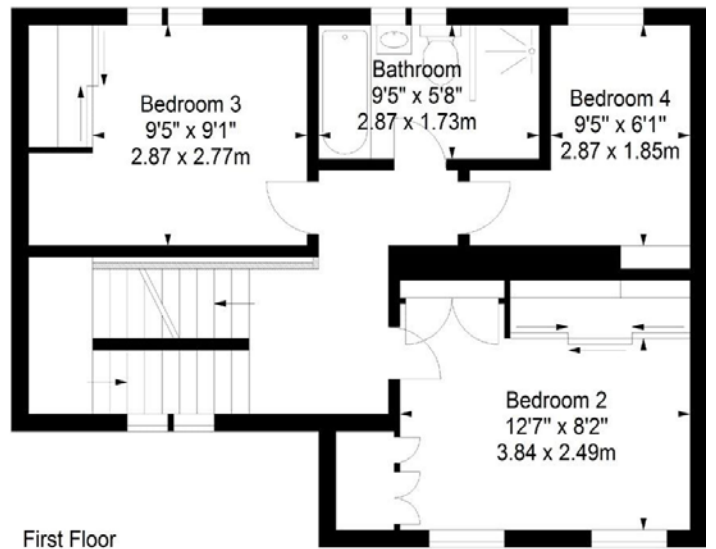
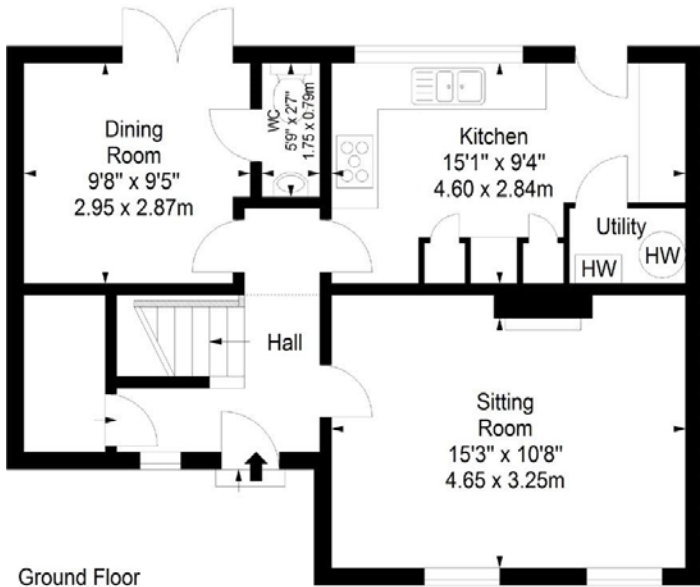
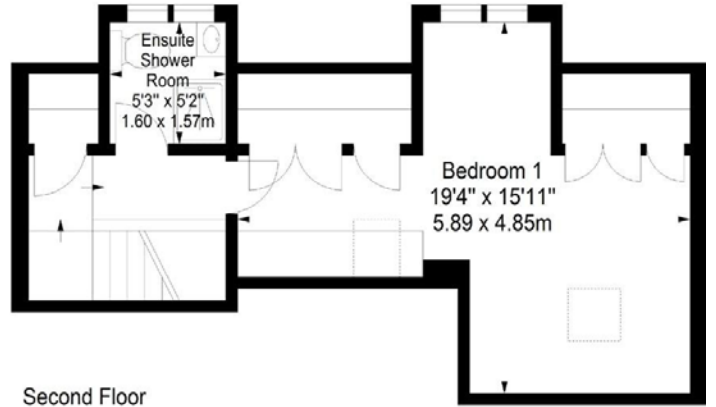


In addition, there is also a wired summer house in the back of the garden which is an additional lounge space or would provide more than adequate home working space. The property includes off-street parking in the driveway, as well as benefitting from fully double-glazed windows, gas central heating and solar panels making the property cost-effective, year-round.

EXTERNALS

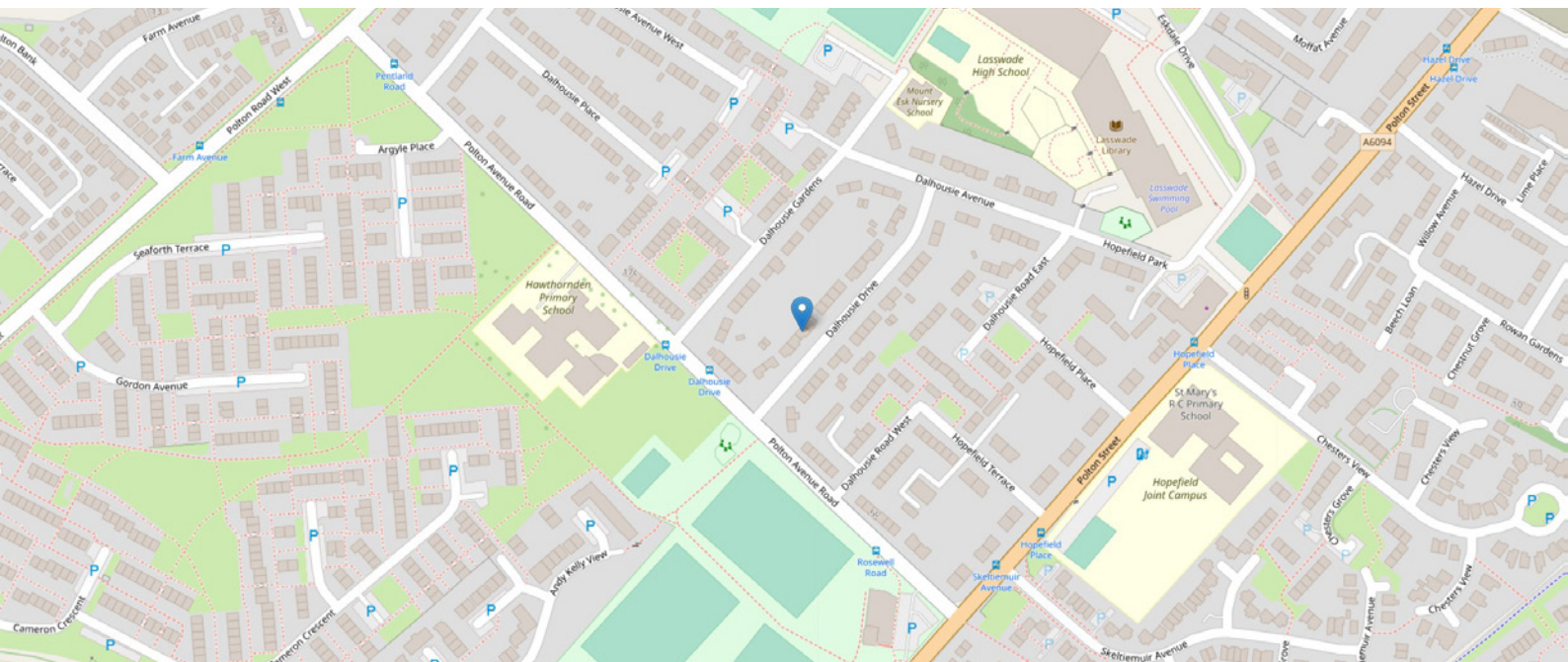


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 130m² | EPC Rating: D



THE LOCATION

Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.





Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and post office services. Each Thursday there is a lively street market. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts, a golf courses at Broomieknowe and Newbattle. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities. There are primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk rout is within the easiest possible reach. Bonnyrigg may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.



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