



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**23 Dobbies Road**

BONNYRIGG, MIDLOTHIAN, EH19 2BA



# 23 Dobbie's Road

Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh 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, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.

Bonnyrigg is a convenient location for easy access to Edinburgh or for anyone who is required to travel throughout Scotland perhaps in connection with their job. There are good local transport links to the City Centre via car, bus and the new Eskbank Train Station and the City Bypass can be reached in a matter of minutes making every major trunk route within easy reach.

Bonnyrigg itself provides excellent shopping, leisure and community facilities as well as essential services such as schools, doctors, dentists, Post Office and banking. The local Bonnyrigg Primary School is within a very short walking distance and the new Lasswade High School Centre offers excellent modern facilities including a library, swimming pool, multiple sports and clubs and the Midlothian gymnastics academy. In addition, the town provides two bowling greens and easy access to several neighbouring golf courses including Broomieknowe and Kings Acre. Within just a five minute walk this semi-rural location offers easy access to the village of Lasswade for Esk Valley riverside walks and the highly rated "The Papermill" Restaurant and the more traditional "Laird and Dog Inn".

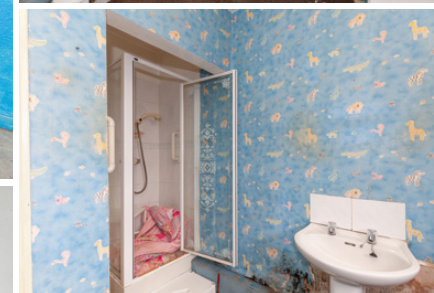
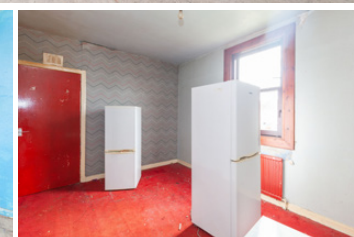
McEwan Fraser Legal are delighted to present this spacious two bedroom, main door upper villa that occupies a prime position within Bonnyrigg. It is worth noting that this property does require modernisation, however, has the basics in place to make a perfect home.

The property itself benefits from private and communal gardens to the front and rear and this property.

The accommodation briefly comprises of an entrance hallway and stairwell with a good sized storage cupboard. There is a large living room which is flooded with light. The kitchen is well proportioned, fully fitted with ample worktop space. It can be accessed via the lounge.

The bedrooms are both very spacious double bedrooms with plenty of space for free-standing storage units. Finally, the property is completed with a spacious shower room which does require modernisation however, is a good area and allows for a degree of creativity when planning this room.

A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.





# Specifications

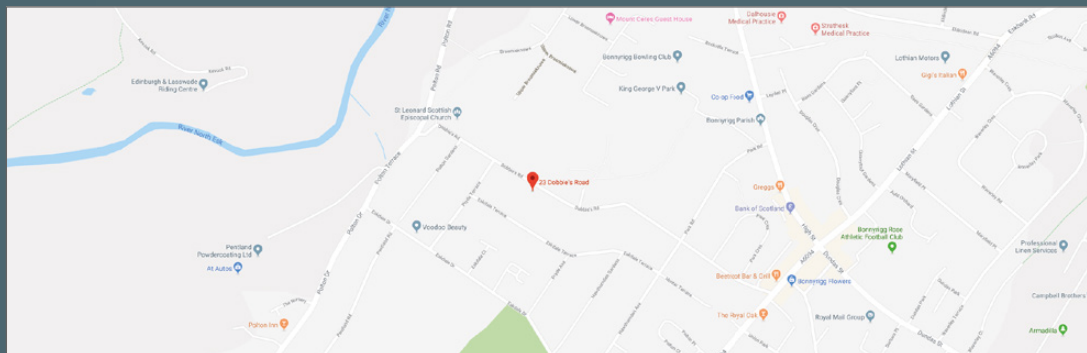


Approximate Dimensions (Taken from the widest point)

Living Room	4.76m (15'7") x 3.76m (12'4")
Kitchen	3.09m (10'2") x 2.64m (8'8")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 3.11m (10'2")
Bathroom	2.98m (9'9") x 2.23m (7'4")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C



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