





BONNYRIGG

EDINBURGH, EH19 2BA

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".





23 DOBBIE'S ROAD

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McEwan Fraser Legal is 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 has recently been refurbished to an excellent standard and is expected to be quite popular. Early bird viewings are required.

The property itself benefits from private gardens to the side and rear of this property.

The accommodation briefly comprises of an entrance hallway and stairwell which is bright and welcoming, the hallway has a good-sized storage cupboard as well as providing access to all of the rooms. There is a large living room which is flooded with light from three windows.

The kitchen is very well proportioned and has been finished to an excellent standard, with fully integrated appliances, included are a washer dryer, fridge and freezer as well as benefiting from a fan oven and induction hob with more ample worktop space. It can be accessed via the lounge of the property and has a large

window which is rear-facing and overlooks the gardens.

The bedrooms are both very spacious double bedrooms with plenty of space for free-standing storage units the master bedroom however, does have a large walk-in wardrobe. To complete the property is a very modern and practical fully tiled bathroom. This is very spacious and benefits from both a bath and shower.

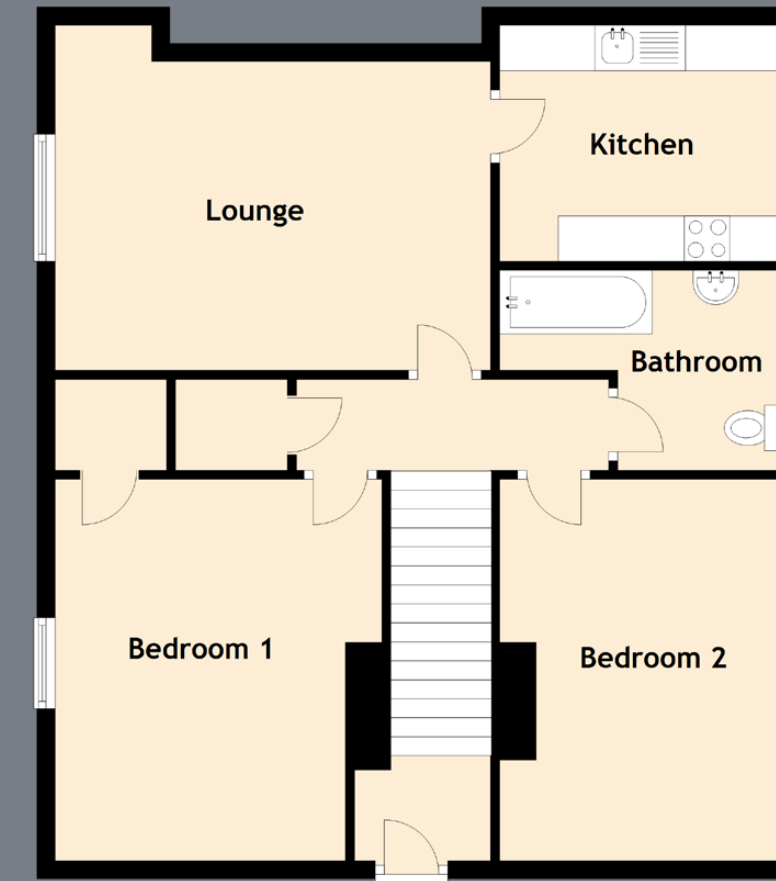
A full gas central heating system has been installed and should help ensure a warm yet cost-effective living environment. The property does also have a private attic space which for sure an added bonus. Accessed via the hatch in the hallway it provides excellent storage space and even the potential to extend one day.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	3.10m (10'2") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m²): 74m² | EPC Rating: C

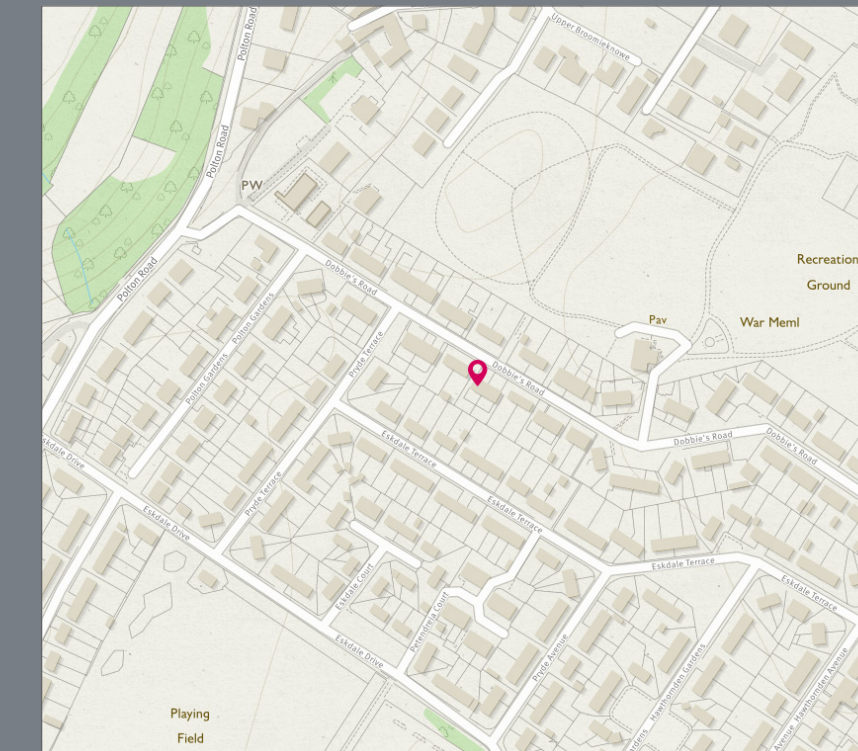


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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