



RALPH SAYER
SOLICITORS & ESTATE AGENTS

86 Dalhousie Gardens

Bonnyrigg EH19 2LP

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We are delighted to bring to market this rarely available mid terraced house that has great potential for a fantastic family home. The property comprises of an entrance porch which accesses the staircase to upper level. From the porch a good-sized lounge is located and benefits from a multi fuel stove fitted within the fireplace, solid wood flooring and a storage space under the staircase. The dining kitchen is entered from the lounge and incorporates a range of floor and wall mounted kitchen units in a rectangle formation with breakfast bar separating the kitchen from the dining area. Integrated oven, hob and extractor compliment the kitchen. The dining area allows space for a table and chairs and hosts the door to the rear garden.

Property Summary

- Mid-terraced family house
- Situated in popular Bonnyrigg
- Welcoming entrance hall
- Spacious living room
- Dining kitchen
- Two double bedrooms
- Modern three piece bathroom
- Front & rear gardens
- Private driveway
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B







Great family home, with
cosy multi-fuel stove in
living room







Upstairs there are 2 double bedrooms both with built in cupboards, a family bathroom with wet wall panel finishes, modern 3-piece suite and electric shower over the bath. There is also loft access from the upper landing. The property has gas central heating via a combi boiler in kitchen and double glazing throughout. Private front and rear gardens with the front garden also incorporating space for a vehicle to be parked. The rear garden is partly laid to lawn and includes a garden shed. There is also unrestricted free parking immediately adjacent the property.

This property would make the perfect starter home due to its size and location to schooling both primary and secondary.

Viewing by appointment only. Call Neil 7 days on 0131 547 7075 to arrange.



Bonnyrigg, Midlothian

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this is an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. With the reopening of the Borders Railway, the station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders.

The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

There is an excellent range of leisure activities available, with three local golf courses, many walking options, with Roslin Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool.

A good selection of schooling is catered for from primary to secondary.

Let us help you find your next
dream property!



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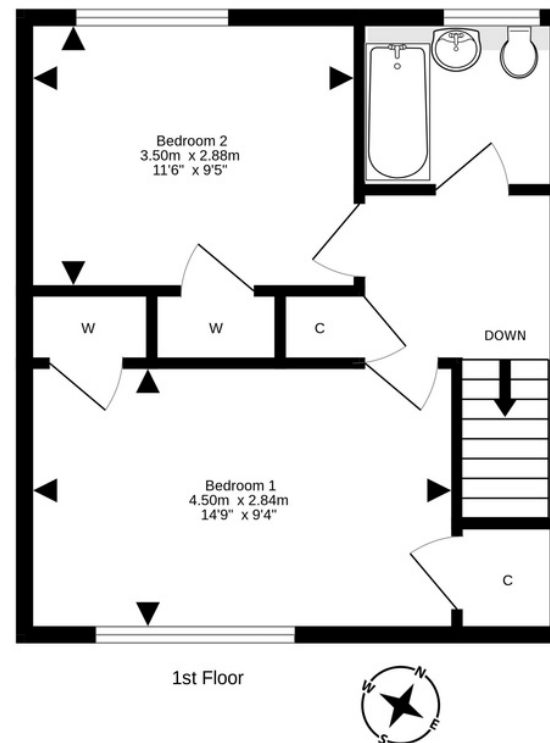
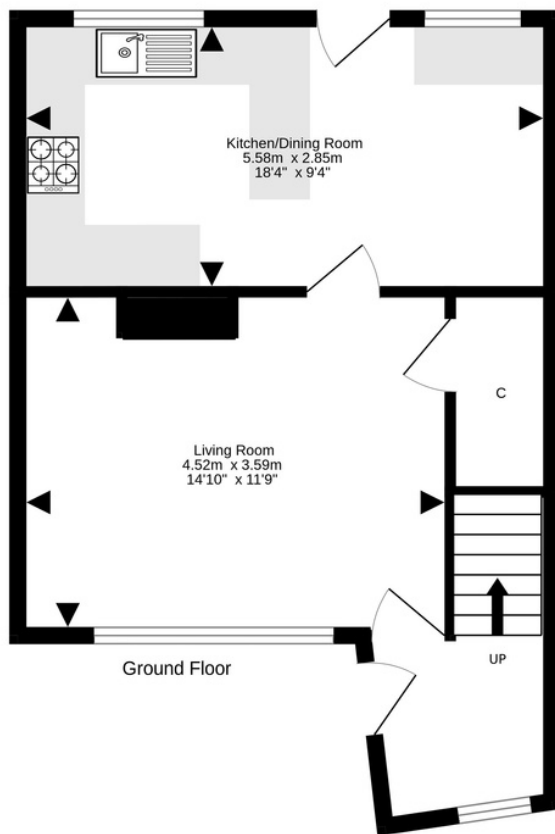


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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