










Offers Over

**£200,000**

## 113 Dobbie's Road

Bonnyrigg | Midlothian | EH19 2AU

Spacious semi detached family property on a good sized plot with separate garage, driveway and private gardens. Conveniently located for a range of excellent local amenities with major commuter links close by. The property is ideally suited to growing families and professionals alike.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

Internally the accommodation on offer comprises; inviting hallway with staircase and convenient storage; front aspect reception room offering a large picture window and focal fireplace; generous dining kitchen featuring a range of wall and base units, white worktop and matching splash back, built in appliances, ample space for a dining table and a separate utility room to the rear; large principal bedroom to the front with a double window; secondary well proportioned double bedroom with a south aspect to the rear and a further smaller double bedroom enjoying a similar sunny aspect; to the ground floor is a white three piece bathroom with shower over the bath and a separate shower room on the upper level with a white two piece suite and shower cubicle.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property benefits from private off street parking with a gated monoblock driveway leading to a lock up garage, further on street parking is available for visitors. A low maintenance decorative garden is located to the front, to the rear is a large enclosed garden with multiple areas, a good size lawn makes the space both child and pet friendly. The area is bordered with mature trees and shrubbery and further boasts seating areas for a relaxing summer evening along with a greenhouse and planting space.

## Viewing

Sunday 2-4pm or by appointment with Neilsons on 0131 625 2222.





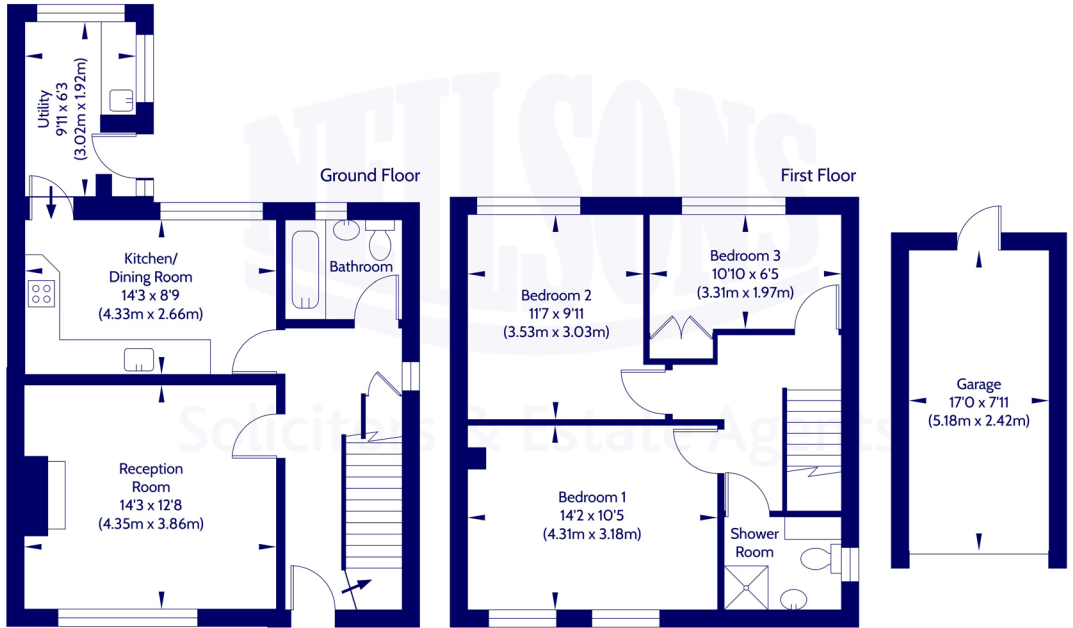
## Location

Dobbie's Road is situated in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city Centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.

Approx. Internal Area 93.99 Sq M / 1012 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

