



Offers Over  
**£165,000**

## 20 Dalhousie Road East

Bonnyrigg | Midlothian | EH19 2NR

This attractive, well proportioned terraced house with sizeable private gardens, is quietly positioned within a pleasant courtyard setting in the popular Midlothian town of Bonnyrigg, within walking distance of excellent amenities, commuting links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



## Description

This lovely and bright 2-bedroomed home, is offered to the market in move-in condition undoubtedly appealing to the first time buyer/couple or young families. Enjoying a light and stylish interior throughout, the accommodation comprises entrance hallway with under-stair cupboard, there is a dual aspect lounge/diningroom, modern fitted kitchen with built-in hob/oven/hood with additional free-standing appliances included. Upstairs leads to the two spacious double bedrooms, both with excellent storage provisions and the recently upgraded shower room comprises of a modern three piece suite with complementary splashback paneling with luxury Rainfall shower. In addition, there is a part floored attic housing combi boiler. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Gardens and parking

There is a private garden located to the front, laid with chipstones for ease of maintenance with pathway to entrance. The fully enclosed rear garden has been landscaped by the present owner, including artificial lawn with paved patio. A gate to the rear is provided leading to a car parking area. Ample unrestricted parking is available to the side and rear of the property.

## Viewing

By appointment with Neilsons on 0131 625 2222.



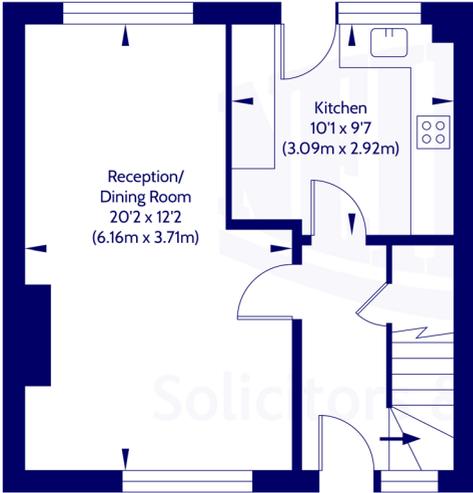


## Location

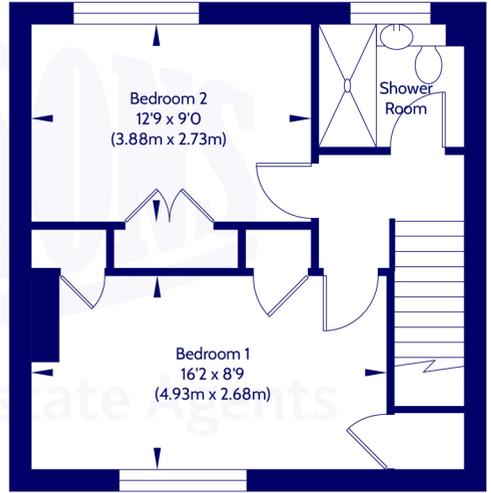
Dalhousie Road East is quietly situated within an ever-popular residential district of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, 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. Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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 for nursery to secondary level.



Approx. Gross Internal Floor Area 73.57 Sq M / 791 Sq Ft.



Ground Floor



First Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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