



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**48 Dobbies Road**

Bonnyrigg EH19 2BB



# 48 Dobbies Road

We are delighted to bring to the market this extremely spacious and well presented 3 bedroom maisonette. Entering from its main door into a welcoming stair with storage cupboard, the stair leads to the first floor main hallway well presented throughout and also with two large storage cupboards and access to the loft. Bedrooms 1 and 2 to the front of the property are spacious and have built in storage, neutral decor and double glazed windows with fitted blinds. Bedroom 3 overlooks the rear garden and the public park beyond and is also spacious with shelving area. The lounge also is substantial in size and has a double window, feature fireplace and small bar is built beside fireplace. There is a lovely feature sliding door into the large kitchen which includes modern fitted base and wall units, integrated and freestanding appliances and space for a small dining table. The bathroom has a modern bath with shower over and sink and WC within vanity units.

## Property Summary

- Entrance hall with excellent built-in storage
- Living room
- Modern kitchen
- Three bedrooms
- Bathroom with shower-over-bath
- Gas central heating & double glazing
- Substantial garden
- Double driveway in-front of double garage
- EPC Rating - C | Council Tax Band - B











Extremely spacious main door upper villa with substantial private gardens & double garage





Externally, the gardens are substantial with the rear portion being formed in a L shape with a decking base in place and mainly laid to lawn, fully enclosed with a new fence. To the front a huge double garage with electric door and 2 car driveway compliment this fabulous property.

No warranties on the appliances.

Not to be missed for first time buyers or a small family, this is the perfect home.



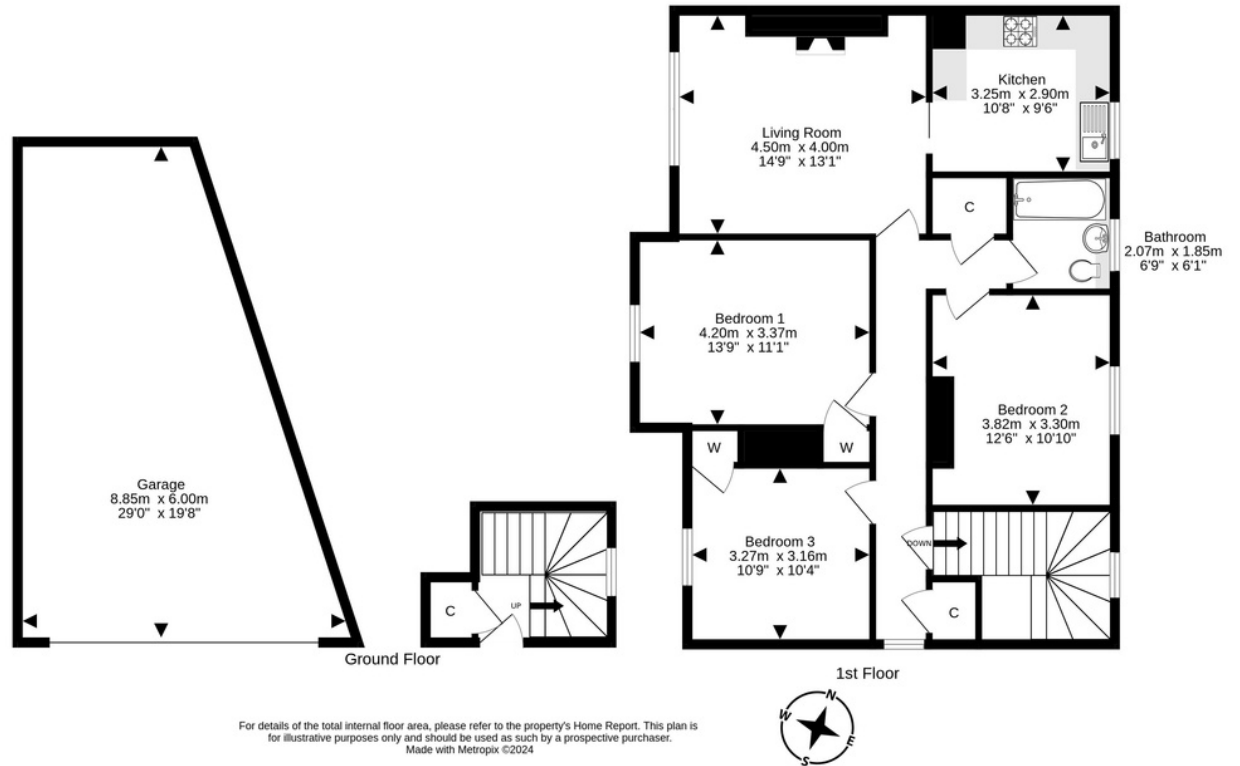
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**dream property!**



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**espc** CHARTERED FIRM

**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.



## Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of the city centre and excellent transport links, including the nearby city by-pass and the Borders railway, with 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. Numerous leisure opportunities are available, with three local golf courses, many walking options, with Roslin Glen 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.