










Offers Over
£115,000

6/8 Dundas Street

Bonnyrigg | Midlothian | EH19 3AS

A rare opportunity has arisen to acquire this lovely one bedroom second floor flat enjoying a central position within the ever-popular Midlothian town of Bonnyrigg. With excellent day-to-day amenities and transport links within easy reach, the property makes for an ideal first-time or investment purchase. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with a generous walk-in storage cupboard, bright and airy lounge/diner with another handy storage cupboard and a front-facing aspect, fully-fitted kitchen with a range of white goods and paneling in splash areas whilst being styled with light-coloured units and a contrasting dark worktop, good sized rear-facing double bedroom with room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property lies a large and well-kept communal garden for residents to enjoy. For the car owner, on-street parking is available within Dundas Street and the surrounding area to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



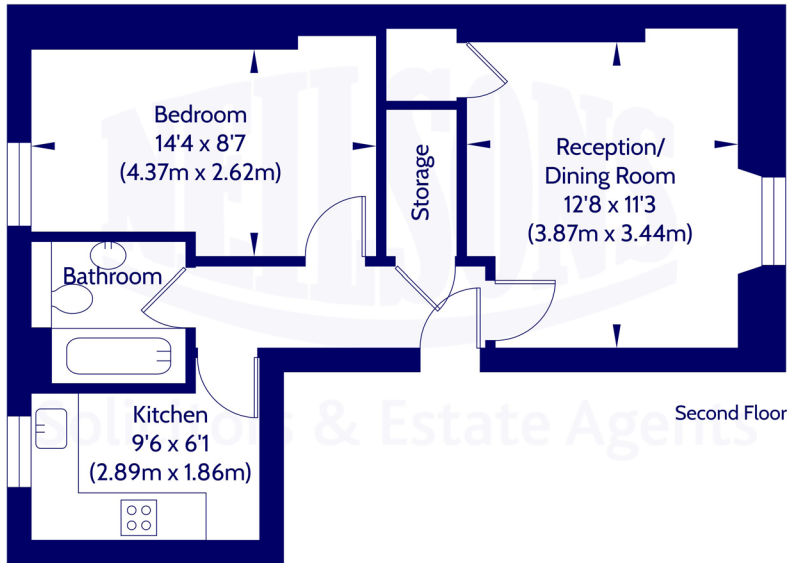


Location

Dundas Street is situated within 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 for nursery to secondary level.



Approx. Gross Internal Floor Area 42.15 Sq M / 454 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



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



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