



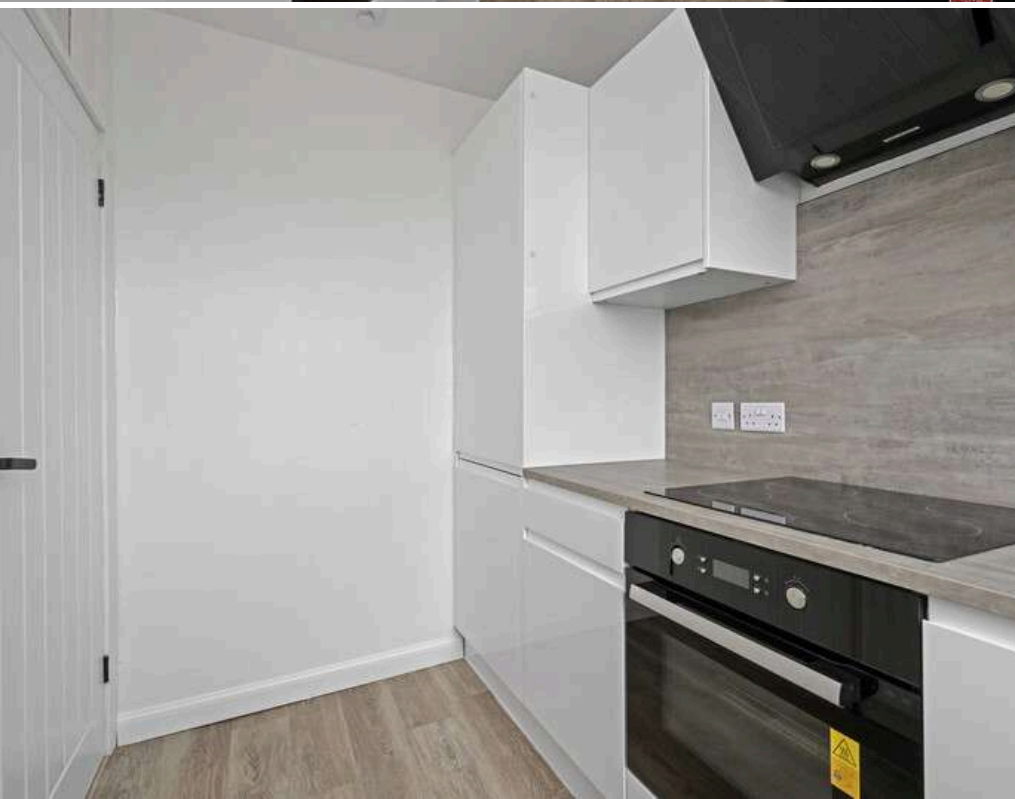
15 Dickson Grove, Bonnyrigg, EH19 3JS



Welcome

Welcome to Dickson Grove, this delightful one bedroom upper flatted villa offers bright and spacious accommodation, an excellent opportunity for the first time buyer or investor. The property is ideally located in an established residential area of the popular Midlothian town of Bonnyrigg, close to a host of local amenities and swift transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with a large walk in storage cupboard.
- Front facing living room.
- Stylish, kitchen equipped with wall and base units along with integrated appliances.
- Double bedroom with excellent built in wardrobe storage.
- Modern bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Shared drying green to the rear.
- On street parking available.





Bonnyrigg

Increasingly popular for those seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.

Extras

Included in the sale are floor coverings, light fittings and the integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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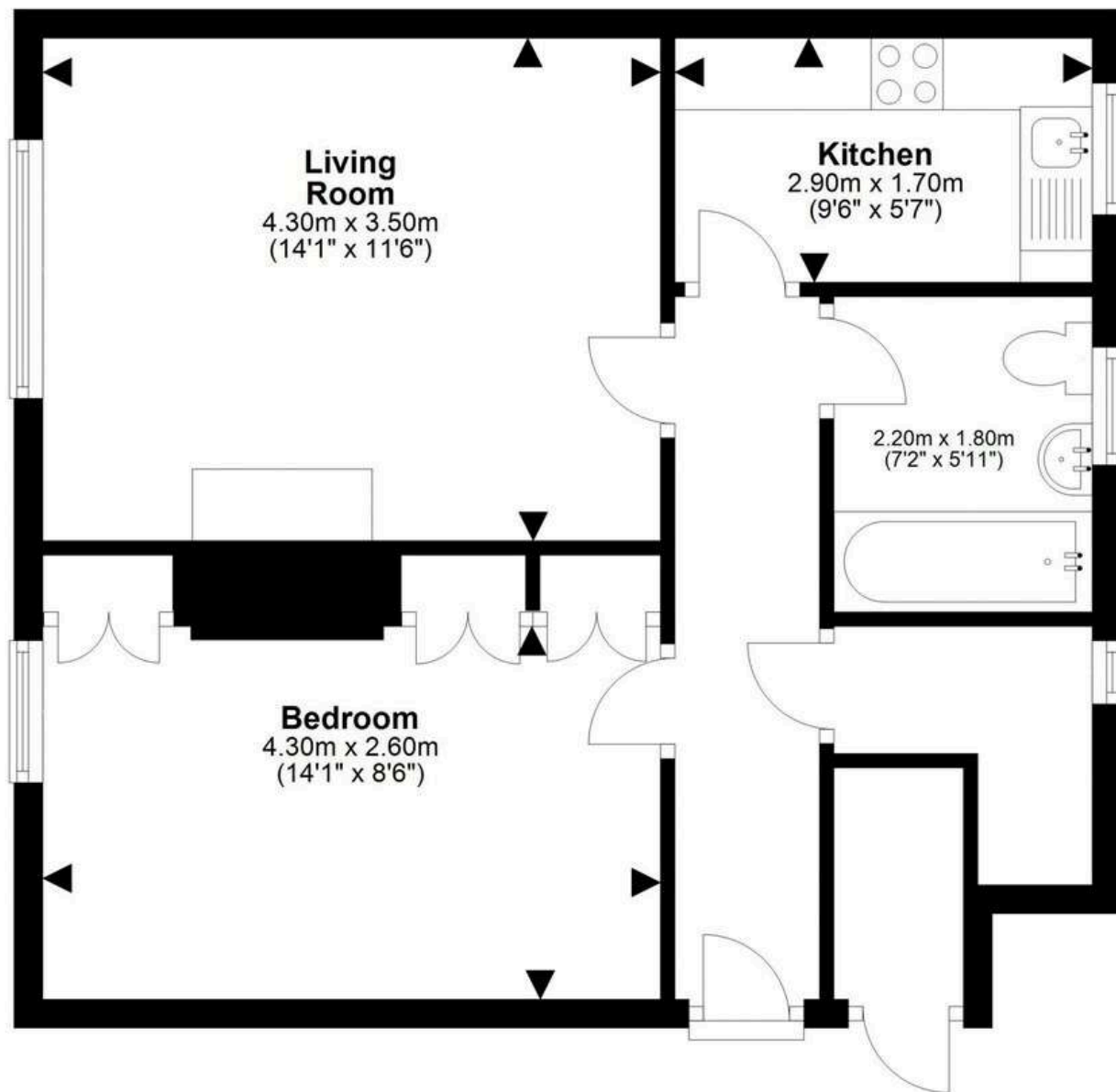
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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