

COULTERS[©]

29 DALHOUSIE GARDENS

BONNYRIGG, MIDLOTHIAN, EH19 2LP

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

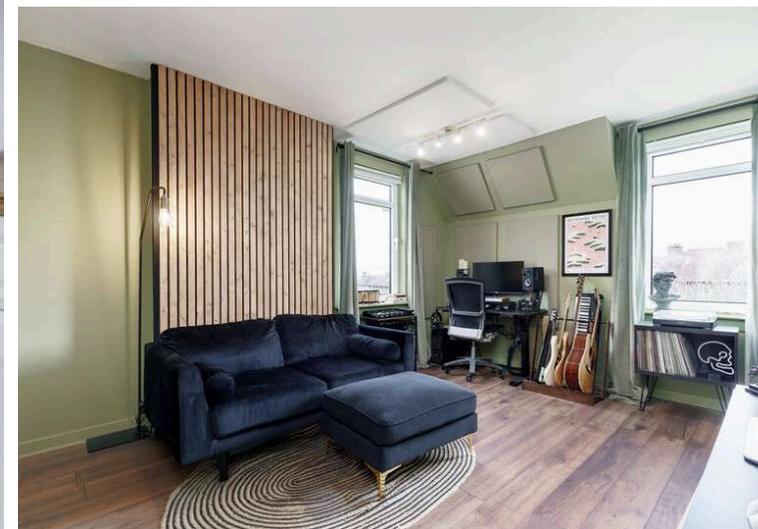
29 Dalhousie Gardens is a beautifully presented and well proportioned semi-detached house, situated in the popular residential area of Bonnyrigg. The home has been lovingly upgraded by the current owners to create an extremely stylish, yet comfortable home decorated in tasteful, contemporary colour palette, bursting with personality.

The enclosed gated garden has a path leading to the front door, which in turn opens on to a welcoming hall with stair to the upper floor. The impressive sitting room is flooded with natural light from windows to the front and rear, with a delightful mantelpiece forming a lovely focal point in the room, and space for a dining table and chairs.

The recently decorated spacious kitchen is fitted with wall and base mounted cabinetry that wraps around the kitchen area providing plenty of worktop space and storage, in combination with a door to the rear garden.

KEY FEATURES

-  Immaculately presented semi-detached house.
-  Three stylish double bedrooms.
-  Extensive, enclosed private front and rear gardens.
-  Unrestricted on-street parking.
-  Quiet residential street in highly desirable area.
-  Excellent local amenities nearby.



A white bathroom with three-piece suite comprises; bath (with rainfall shower over), WC and wash hand basin.

On the upper floor are three handsomely presented, contemporary double bedrooms, all decorated with style and personality and benefitting from storage cupboard. There is also overhead access to the floored attic space from the landing. The home also benefits from double glazing and gas central heating, in addition to a recently replaced combi boiler.

The front and rear gardens are mainly laid to lawn and there is a generous patio area to the rear, with plenty of space for a table and chairs.





THE LOCAL AREA

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this is an ideal location for the city worker or the nearby city bypass which offers fast access to the west of Edinburgh and the major road networks.

The station at Eskbank offers hassle free travel into Edinburgh. 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.

Dalhousie Gardens is situated within a very short walking distance of both Hawthornden Primary School and Lasswade High School.

EXTRAS

The blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The curtains and free-standing washing machine and tumble dryer are not included/available by separate negotiation.

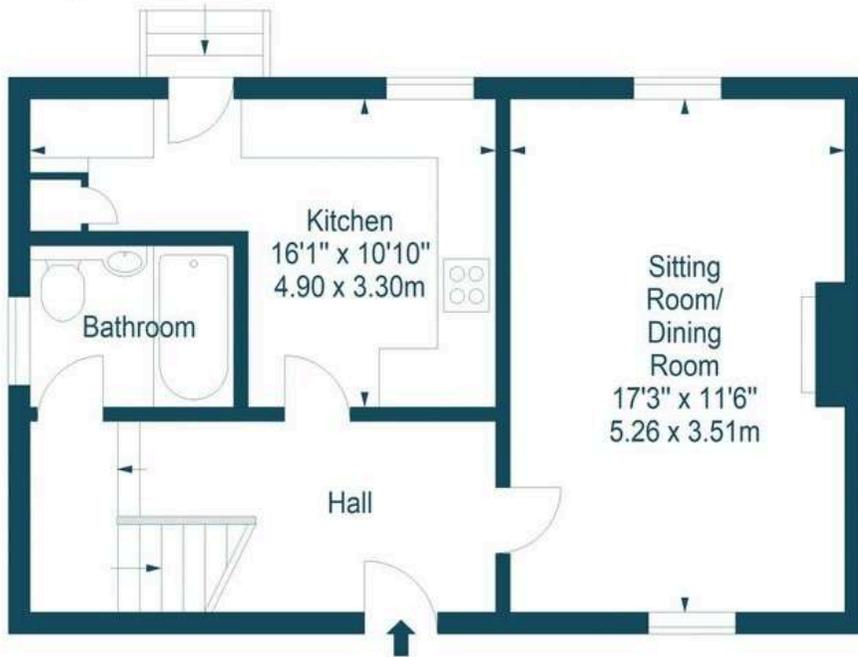




Dalhousie Gardens,
Bonnyrigg,
Midlothian, EH19 2LP



Approx. Gross Internal Area
980 Sq Ft - 91.04 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.