



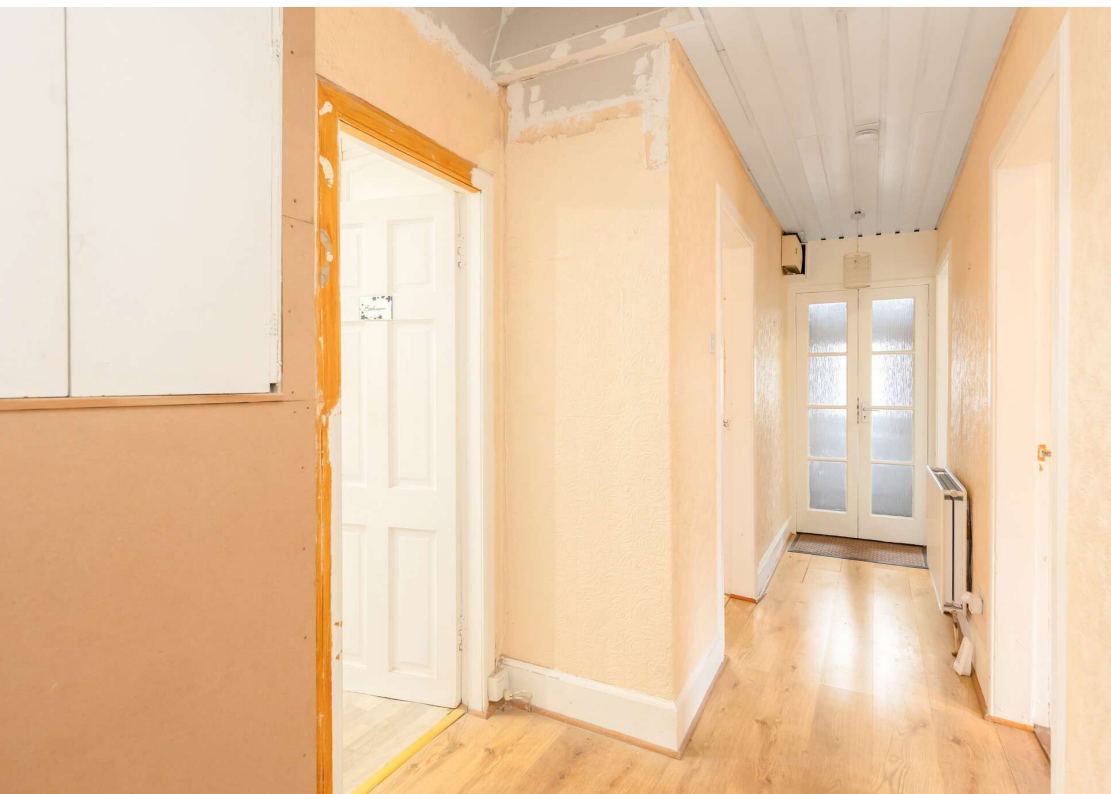


Welcome

Welcome to 46 Dundas Street, a traditionally built three-bedroom detached bungalow, situated within a central area in the highly regarded town of Bonnyrigg in Midlothian. This property offers versatile living comprising spacious accommodation, good sized private garden grounds, and a gated driveway providing off street parking for several cars, leading to a large garage and workshop. The property is situated near the town centre, close to and within walking distance of schooling, leisure facilities and transport links. Suited to a vast range of purchasers, including those seeking the convenience of ground floor living,

- Entrance vestibule
- Hallway with boiler store cupboard, and loft access via a loft ladder
- Loft which is floored and lined, window to the side, Velux window, fitted with heating, light, power, and built-in storage
- Living room, rear facing, with patio doors and fireplace with electric fire
- Fitted dining kitchen with gas hob, oven, extractor and larder store cupboard
- Rear porch with WC off
- Family bathroom with bath, wc, sink, separate shower cubicle with electric shower
- Three bedrooms
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear
- Gated driveway providing off-street parking
- Large garage and workshop fitted with light and power







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters. situated in Midlothian.

Extras

Included in the sale: All floor coverings, light fittings, blinds where fitted and integrated kitchen appliances. No warranty applies to any integrated appliance, free standing white goods or any movable item included in the sale and these items are deemed to be sold as seen.





Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.