



42a Bonnyrigg Road  
Dalkeith  
EH22 3HD



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Upper Flat



### accommodation

- Entrance hall
- Sitting room
- Dining kitchen
- Master bedroom
- En suite shower
- Second double bedroom
- Bathroom
- Private garden

### features

- Feature fireplace
- Simple cornice
- Good storage
- Gas central heating
- Double glazing
- Entryphone system
- Store cupboard
- Move in condition

### description

Bright and spacious upper flat offered for sale in move in condition. The accommodation comprises shared entrance stair (one other occupier) and private store cupboard with power and light on the ground floor. On the upper floor there is a private U-shaped entrance hall with borrowed light to the common stair and two storage cupboards as well as a wall mounted shoe store and wood style floor, sitting room with simple cornice and feature fireplace, dining kitchen with integrated appliances, master bedroom with walk in wardrobe and en suite and thermostatic shower fitting, second double bedroom and bathroom with white suite and electric shower over the bath. There is a private garden located to the rear with a patio, lawn and garden shed. Overall, this is a wonderful home offered for sale in move in condition which must be viewed to be fully appreciated.



EPC:  
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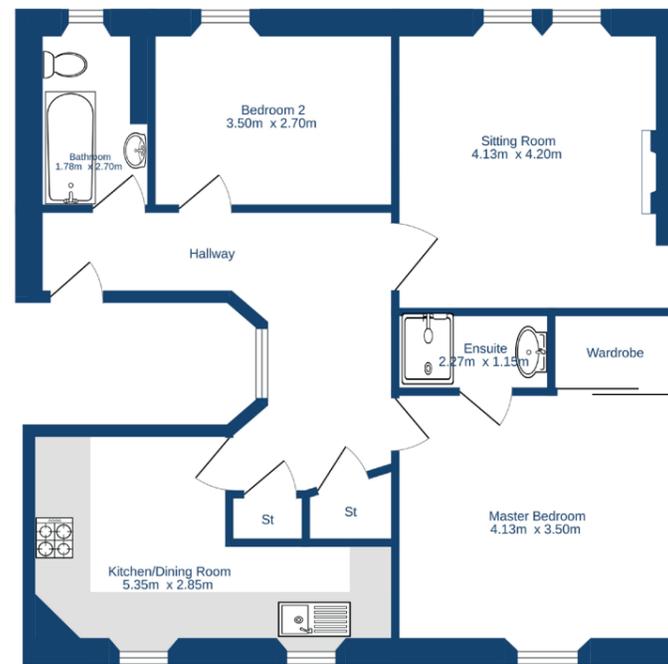
Home Report  
Value: £210,000

### Items to be included in the sale price:

Fitted carpets and floor coverings, ceiling light fittings, integrated kitchen appliances (dishwasher, fridge, oven, hob & extractor hood) and garden shed.



First Floor  
78.2 sq.m. approx.



TOTAL FLOOR AREA: 78.2 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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