



17 Bonnyrigg Road
Eskbank, EH22 3HA



VMH SOLICITORS



17

Bonnyrigg Road

Generously proportioned Double Upper Conversion which forms part of a handsome traditional villa in the popular Eskbank area of Dalkeith.

- Double upper conversion
- Gas central heating
- Period features throughout
- Front and rear gardens
- On-street parking
- Flexible accommodation
- Living room
- Kitchen/dining room with original feature range
- Four double bedrooms
- Study/home office
- Family bathroom with shower

Home Report: £450,000

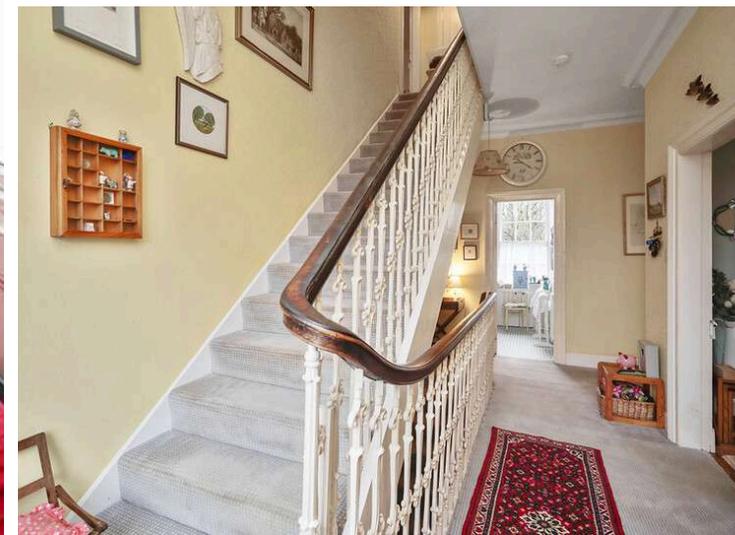
EPC Rating: E

Generously proportioned Double Upper Conversion which forms part of a handsome traditional villa in the popular Eskbank area of Dalkeith.

It offers flexible accommodation of considerable character and comprises, on the first floor, reception hall, handsome dual aspect living room with original fireplace, fitted kitchen/dining room with original flagstone floor and feature range, cloakroom/WC, two double bedrooms and bathroom with shower. On the upper floor there are a further two double bedrooms and a useful study/home office.

It enjoys the benefit of gas central heating with a combination boiler, many attractive period features and a generous floored storage space at attic level. There is a small area of private garden ground to the front of the building and a large, mature rear garden with various sitting areas, shared storage in wash-house and additional private storage in outbuildings an expanse of lawn, mature trees and bushes and a flood of natural light.

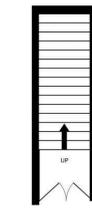
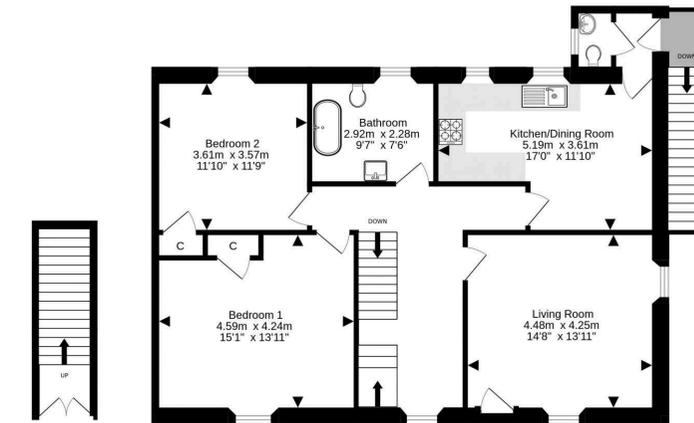
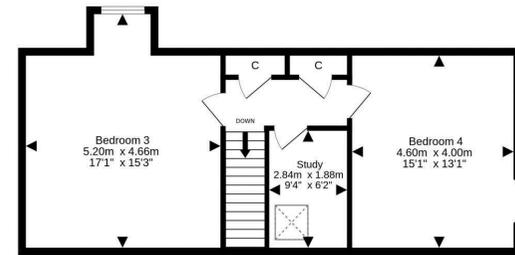
Extras - to include integrated Neff white goods (electric double oven and induction hob, fridge, freezer, dishwasher and washing machine) carpets curtains, shutters and blinds in addition to all shelters, sheds and greenhouse in the garden.







Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers a breathtaking valley where walk and cycle paths can be found on the banks of the River North Esk and Benbucht Woods. Other outdoor pursuits include Dalkeith Country Park and King's Park. Nearby Lasswade Leisure Centre and newly opened flagship David Lloyd Club each offer swimming pool, gym, and fitness classes, there is a range of golf courses nearby. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a 24-hour supermarket within easy reach. Straiton and Fort Kinnaird Retail Parks are a short drive away. Eskbank is within catchment of the highly regarded Kings Park primary school with secondary schooling available in the local area and coach transportation to some of Edinburgh's private schools. The area further benefits from excellent transport facilities, with its own train station taking you into the capital in 20-minutes. Regular buses and its proximity to Edinburgh Royal Infirmary, Shawfair park and ride, the City Bypass and Edinburgh Airport make this an ideal location for commuting.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.