



60 Bonnyrigg Road, Dalkeith, Midlothian, EH22 3HE

Immaculate, Two-Bedroom, Victorian Upper Villa with Private Garden

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Property Description

A stunning blend of Victorian charm and modern elegance, this immaculate two-bedroom upper villa boasts a private garden. Forming part of a charming stone-built terrace, conveniently located in the desirable Eskbank area, Dalkeith, Midlothian.

Comprises an entrance hall and stairway, upper hall, living room open to a dining room and kitchen, two double bedrooms, and a bathroom.

Finished to an exemplary standard, with a stylish, fully integrated kitchen, luxury bathroom, contemporary flooring and light, tasteful decor.

Superb storage includes a walk-in hall store room, a walk-in dresser for bedroom one, a flexible cloak store and a loft space.

In addition, there are tall ceilings, period cornice-work, gas central heating, and double glazing.

Externally, the property benefits from a professionally landscaped low-maintenance rear garden, including a stone-built store shed and summer house, both equipped with power/lighting.

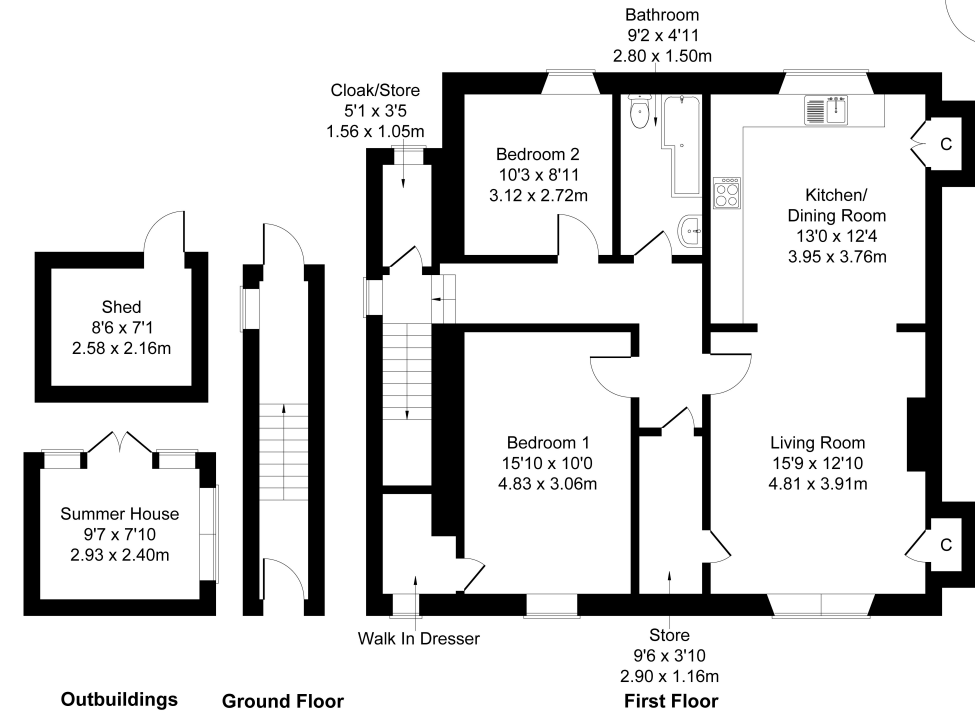
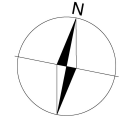
A welcoming entrance hall and stairway lead to the upper hall, which provides access throughout the property. A south-facing living room features elegant wood-effect flooring, period cornice work, a press cupboard, and a feature fireplace. Open to the lounge, a spacious kitchen and dining area boast recessed spotlighting and a continuation of wood-effect flooring. The high-spec kitchen has stylish units, down-lighting, a quality ceramic sink, and integrated appliances, including a dishwasher, washing machine, microwave/grill, oven, and induction hob.

The bright front-facing main bedroom benefits from a walk-in dresser, carpeted flooring, and a central light fitting, while the rear-facing second bedroom also features carpeting. Completing the accommodation, a luxurious, fully tiled bathroom is set internally off the main hall and includes a contemporary suite, a unit-mounted hand basin, a mains shower over the bath, and modern spot lighting.



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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.) (Excluding Ground Floor)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Located in the highly desirable Eskbank area of Dalkeith, this property enjoys a peaceful residential setting with excellent local amenities. Eskbank offers a blend of scenic charm and modern convenience, with nearby green spaces, golf courses, and the picturesque River Esk, providing excellent outdoor opportunities. The area is

well-served by local shops, cafes, and supermarkets, with larger retail options available at Straiton Retail Park. Superb transport links include Eskbank railway station, frequent bus services, and easy access to the Edinburgh City Bypass, making this an ideal home for professionals and families alike.





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