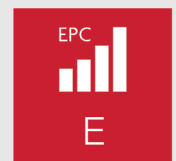




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The right way to move

## 81 Dobbie's Road

Bonnyrigg, Midlothian  
EH19 2AY







## Summary

This traditional semi-detached bungalow is situated in Bonnyrigg, offering two bedrooms, two reception rooms, a breakfasting kitchen, and two attic rooms. The home is ideal for those looking to modernise and upgrade a home to their own taste and requirements, with the attic space offering excellent potential for conversion into additional living or sleeping accommodation (subject to the correct permissions). The property is accompanied by a good-sized, sunny garden, a detached garage, and a private driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and cooker will be included in the sale.

## Features

- Semi-detached bungalow in Bonnyrigg
- Excellent modernisation and conversion potential
- Entrance vestibule and hallway
- Bay-fronted living room with fireplace
- Versatile sunroom/dining room
- Spacious breakfasting kitchen
- Two double bedrooms
- Two attic rooms with development potential (STPP)
- Bright shower room
- Good-sized, southwest-facing rear garden
- Detached garage and gated driveway
- Gas central heating and double glazing



"This two-bedroom semi-detached bungalow offers excellent modernisation and development opportunities (STPP)."











"The home is accompanied by a sunny southwest-facing garden, in addition to a detached garage and a private gated driveway."

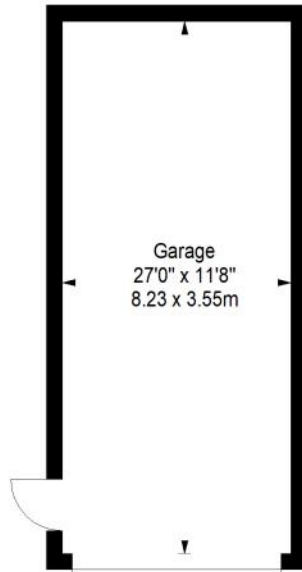




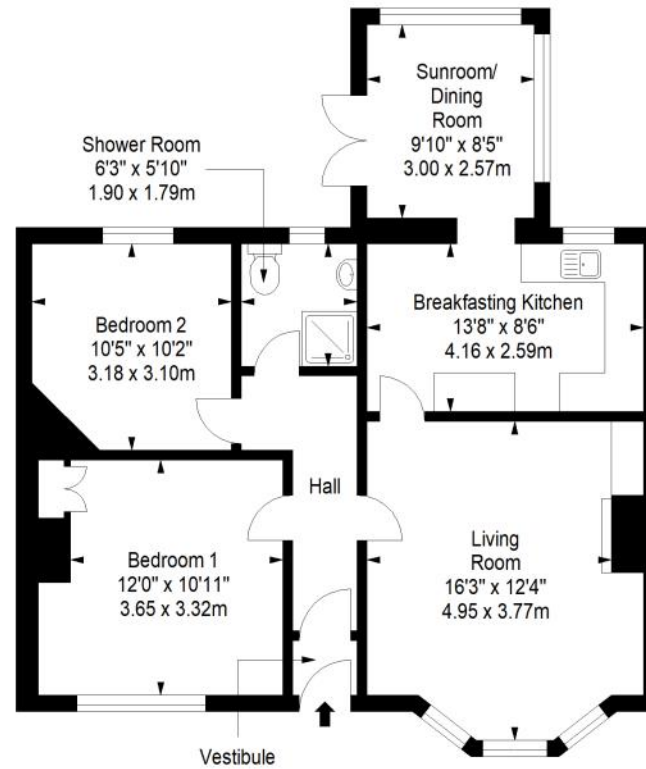


# Floorplan

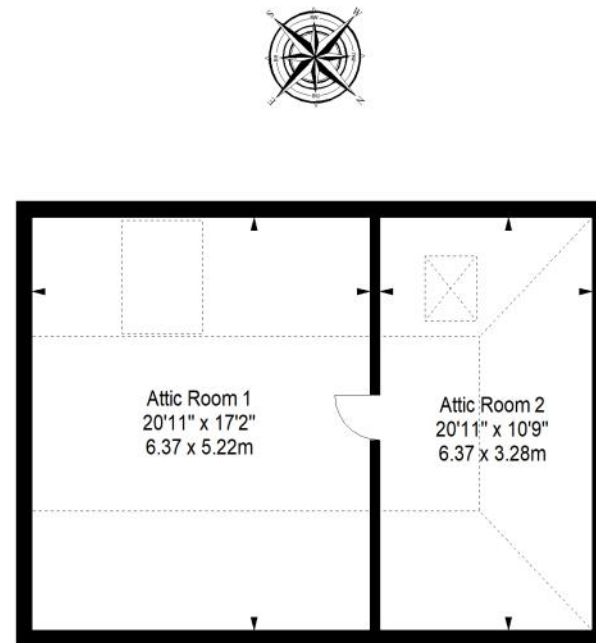
**Garage**  
Approx. 29.2 sq. metres (314.3 sq. feet)



**Ground Floor**  
Approx. 74.6 sq. metres (803.0 sq. feet)



**Attic**  
Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 159.5 sq. metres (1716.9 sq. feet)



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