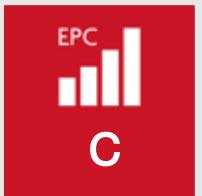




49 Dundas Street, Bonnyrigg,
Midlothian EH19 3AY





Summary

Well-presented semi-detached home, conveniently located close to Bonnyrigg town centre and the local primary school. which comprises: bright living/dining room, separate kitchen with direct access to a private rear garden, a modern shower room, two double bedrooms (one with built-in cupboard), and attic storage. Benefiting from gas central heating, double glazing, and a private driveway - an especially valuable feature given the lack of on-street parking on this stretch of the main road - this home is ideally suited to first-time buyers, downsizers, or small families.

Features

- Two-bedroom semi-detached house
- Private driveway (rare for this part of Dundas Street)
- Spacious open-plan living/dining room
- Kitchen with direct access to rear garden
- Two well-proportioned double bedrooms
- Built-in storage cupboard in Bedroom 1
- Modern shower room
- GCH; DG; EPC - C
- Enclosed rear garden with patio and shed
- Prime location close to Bonnyrigg town centre & local primary school

Room Measurements

Living/Dining Room: 19'7" x 11'6" (5.97m x 3.49m)

Kitchen: 14'7" x 6'0" (4.46m x 1.83m)

Bedroom 1: 14'7" x 9'11" (4.46m x 3.03m)

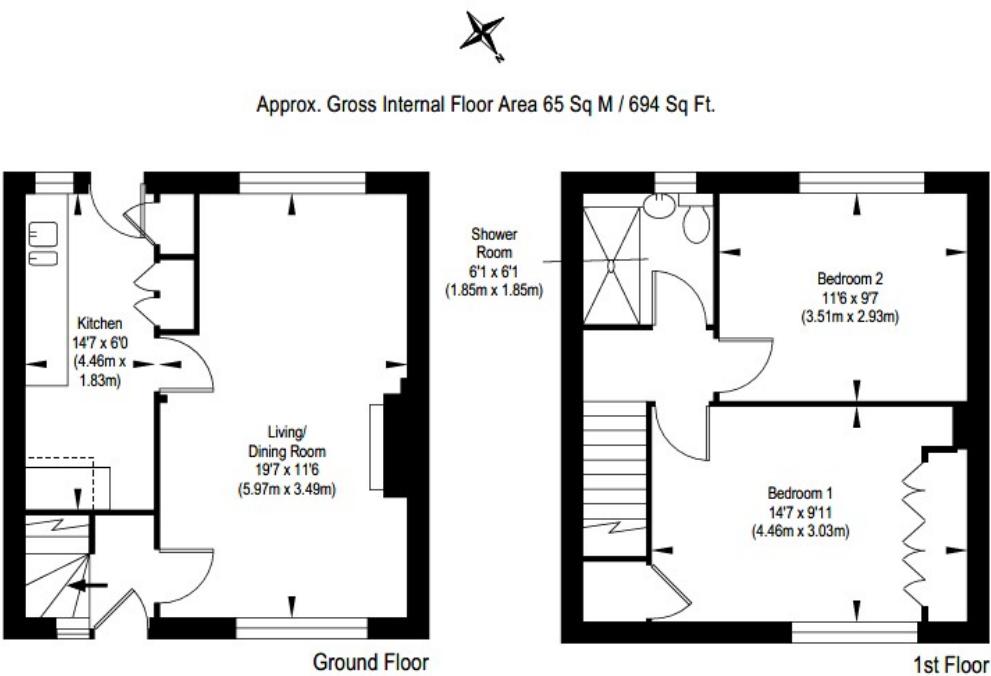
Bedroom 2: 11'6" x 9'7" (3.51m x 2.93m)

Shower Room: 6'1" x 6'1" (1.85m x 1.85m)

Approx. Gross Internal Floor Area: 65 sqm/694 sqft



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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