



19C South Chesters Gardens
Bonnyrigg, EH19 3GF

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR APARTMENT

- Lounge
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Allocated Parking Space
- EPC Rating - B



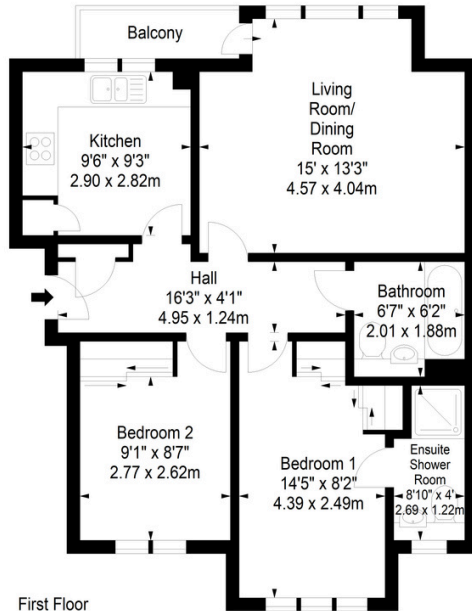
Forming part of an established modern development within a quiet cul-de-sac setting this lovely, light and airy dual-aspect first floor apartment is situated within the popular Midlothian town of Bonnyrigg. The property is within easy reach of local day to day shopping requirements on Bonnyrigg High Street with further specialised shopping available at Straiton Retail Park which is a short drive away. The well laid out accommodation would make an ideal first purchase and comprises; secure entry phone system, spacious lounge with private balcony boasting picturesque views, modern breakfast kitchen with appliances, master bedroom with double built-in wardrobes and en-suite shower room, further double bedroom with built-in wardrobe and contemporary bathroom with shower. The property is surrounded by well maintained communal garden grounds with private allocated parking space, visitors parking and secure communal bin/bike storage. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the built-in gas hob/electric oven, integrated fridge freezer and washing machine. All appliances are sold as seen with no warranty provided.



**South Chesters Gardens,
Bonnyrigg,
Midlothian, EH19 3GF**



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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