



26 Polton Court  
Bonnyrigg, EH19 3HF

**deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C





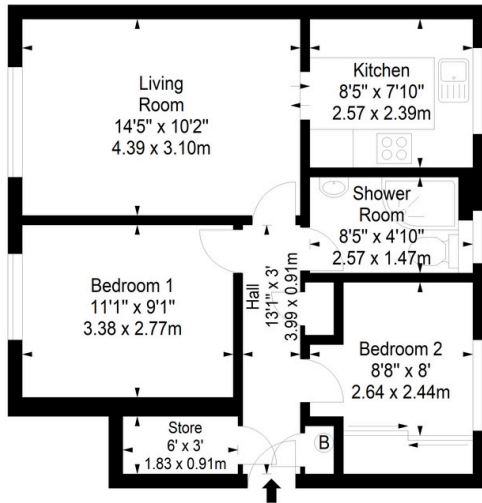
This well-proportioned main-door flat is located in the sought-after town of Bonnyrigg, offering easy access to a wide range of local amenities and excellent bus links to the City Centre and surrounding areas. Kings Acre Golf Course and Dalhousie Castle are also close by, providing attractive outdoor spaces to enjoy. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate fitted kitchen, two good-sized double bedrooms and a shower room. Externally there is a private garden to the front and rear of the property and free on-street parking is available in the area. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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Midlothian, EH19 3HF**



Approx. Gross Internal Area  
537 Sq Ft - 49.89 Sq M  
For identification only. Not to scale.  
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Ground Floor



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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