



111 Polton Street, Bonnyrigg, Midlothian, EH19 3DJ

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Superb first-time purchase or downsize opportunity for those looking for ground floor living. McDougall McQueen are delighted to present to the market this bright and spacious ground floor, two-bedroom flat, position close to Bonnyrigg town centre in an apartment block of similar style properties, well placed for a good range of amenities including schooling with excellent road, bus, and rail links nearby. The property is presented in good clean condition throughout with a front garden area provided gated off-street parking. The property is further enhanced with double glazing and a newly fitted gas central heating boiler with Hive controller. This great property and its superb location will attract a lot of interest so do not miss out, book your viewing early to avoid disappointment.

- Communal entry
- Hallway with store cupboard
- Spacious living room with front facing window and store cupboard
- Fitted kitchen with rear facing window, a range of base and wall units, electric ceramic hob, oven, and washing machine
- Bedroom one with front facing window, two built-in store cupboards, and fitted wardrobes
- Bedroom two with rear facing window, built-in storage and fitted wardrobes
- Modern shower room with double shower base, wc, sink, cleanly finished with wet wall coverings
- Double glazing and gas central heating (new boiler with Hive controller)
- Gardens to the front with gated driveway and communal area with drying green to the rear



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

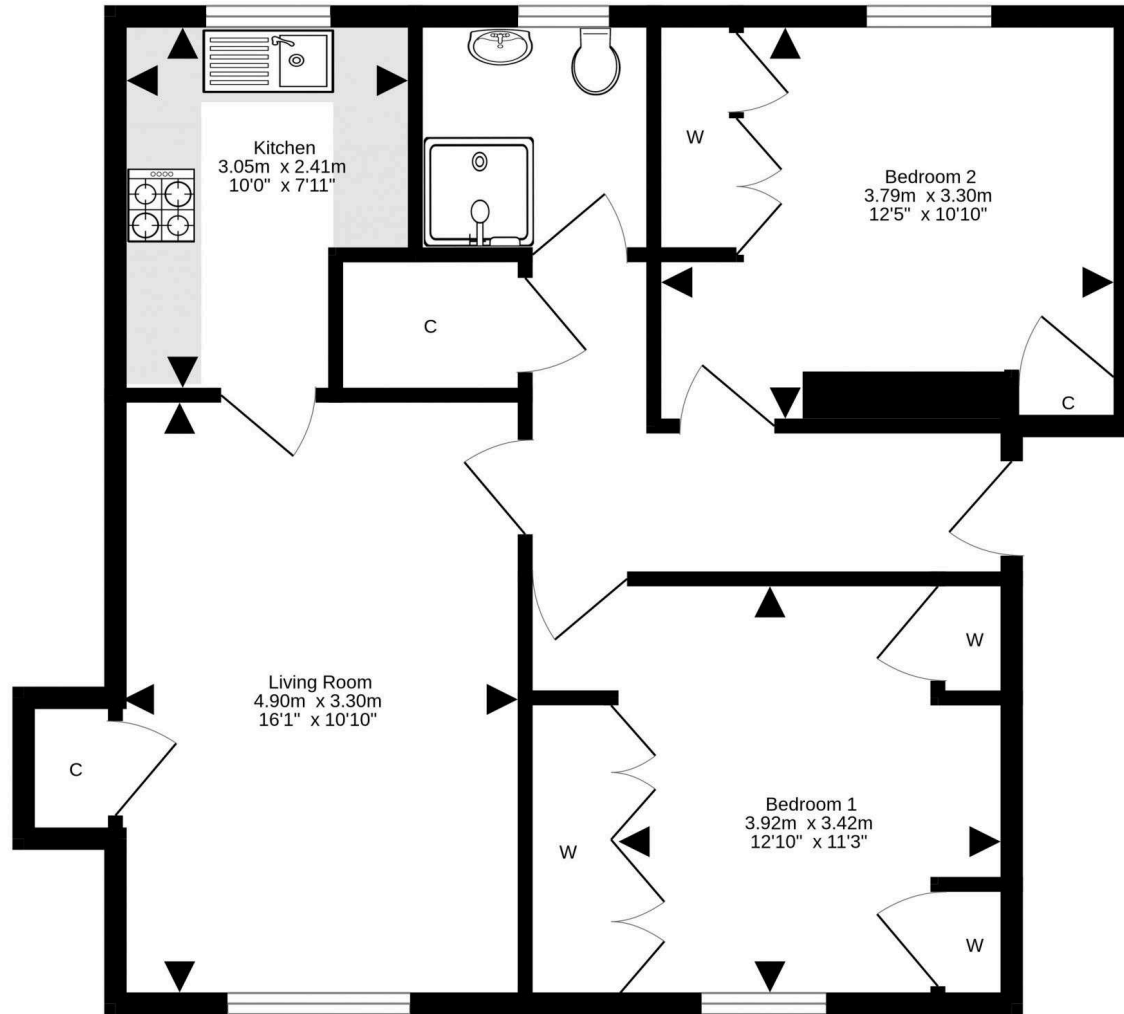
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, washing machine and wardrobes in the bedroom. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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