





Welcome

Welcome to 5C Polton Avenue Road, a superb family home close to schooling and all other amenities Bonnyrigg and Polton Hall has to offer. Offered to the market by McDougall McQueen this spacious two-bedroom terraced house offers excellent value for money in today's market. Occupying an enviable location, situated close to Primary and Secondary schooling, within walking distance of local shopping, and public transport links, in the vibrant town of Bonnyrigg Midlothian. It is ideal for first-time buyers, professional couples, and those with young families. The property is presented in good clean condition throughout and benefits from gas central heating, double glazing, private garden grounds to the front and rear with a driveway providing off street parking to the rear, This lovely spacious family home with its superb location, is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment.

- Entrance hallway
- Spacious living and dining room with window to the front and French doors to the rear
- Newly fitted kitchen with direct access from the dining area, with a range of base and wall units with composite sink, five ring gas hob, designer extractor, oven, integrated washing machine, and integrated fridge freezer
- Upper hallway with loft access
- Two double bedrooms, both with ample storage
- Family shower room with large corner shower unit, raindrop shower and attachment, wc, sink, with vanity units, and towel radiator
- Double glazing and gas central heating
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Garden Shed with power
- Off-street parking to the rear





Bonnyrigg

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 placed 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

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

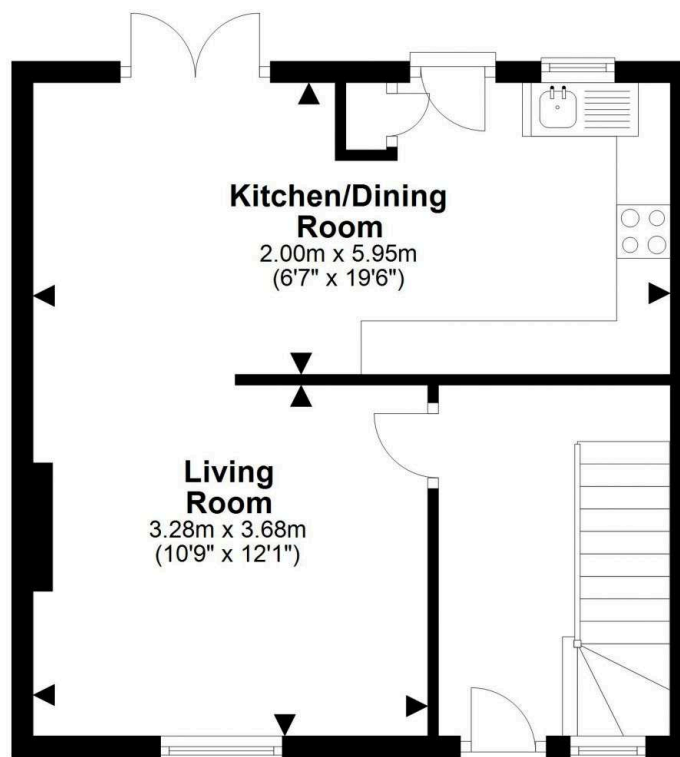
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

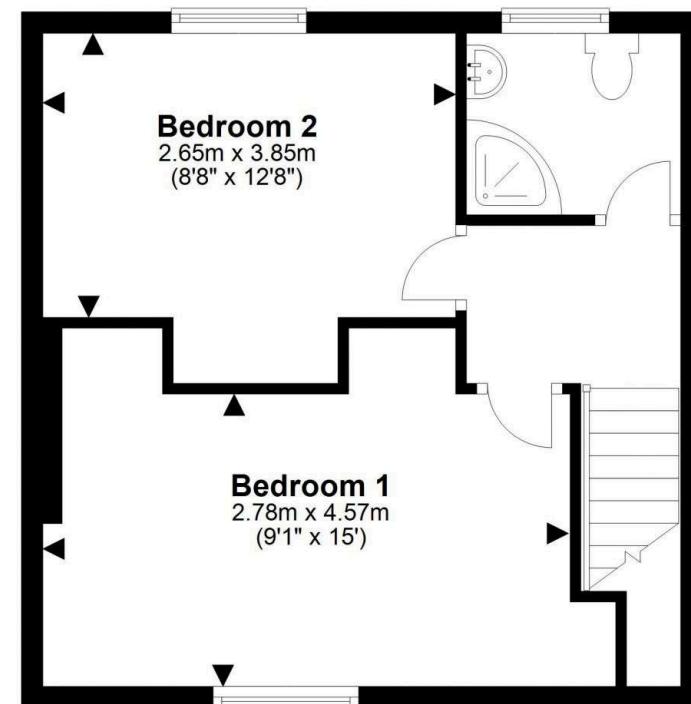


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.