



RALPH SAYER
SOLICITORS & ESTATE AGENTS

75C, Auld Coal Road

Bonnyrigg, Midlothian EH19 3WH

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Situated in popular Bonnyrigg with access to green spaces and transport links, this immaculately presented first-floor two-bedroom apartment comes with bold, modern interiors and spacious accommodations. The home boasts a balconied living and dining area, an ultra-modern breakfasting kitchen, a principal bedroom with a mirrored wardrobe and an en-suite shower room, a second versatile bedroom and a contemporary bathroom with shower-over-bath. Outside the home, the property benefits from secure, allocated residents' parking, a well-kept communal rear garden and easy access to lush, green park grounds.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factors: the development is managed by Hacking & Paterson factors at an approximate cost of £70/pcm. This fee covers cleaning, lighting & maintenance for all of the communal areas, as well as the block buildings insurance.

Property Summary

- Attractive first-floor flat
- Located in sought-after Bonnyrigg
- Crisp, modern interiors throughout
- Entrance hall with storage
- Sunny living/dining room with a balcony
- Stylish breakfasting kitchen
- Main bedroom, wardrobe and en-suite
- Second double bedroom with a wardrobe
- Family bathroom with shower overhead
- Private west-facing balcony
- Communal rear garden
- Allocated residents' parking
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £190,000







Sunny living/dining room
with a balcony and a stylish
breakfasting kitchen







Main bedroom, wardrobe and en-suite, second double bedroom with a wardrobe and a family bathroom with shower overhead





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dream property!



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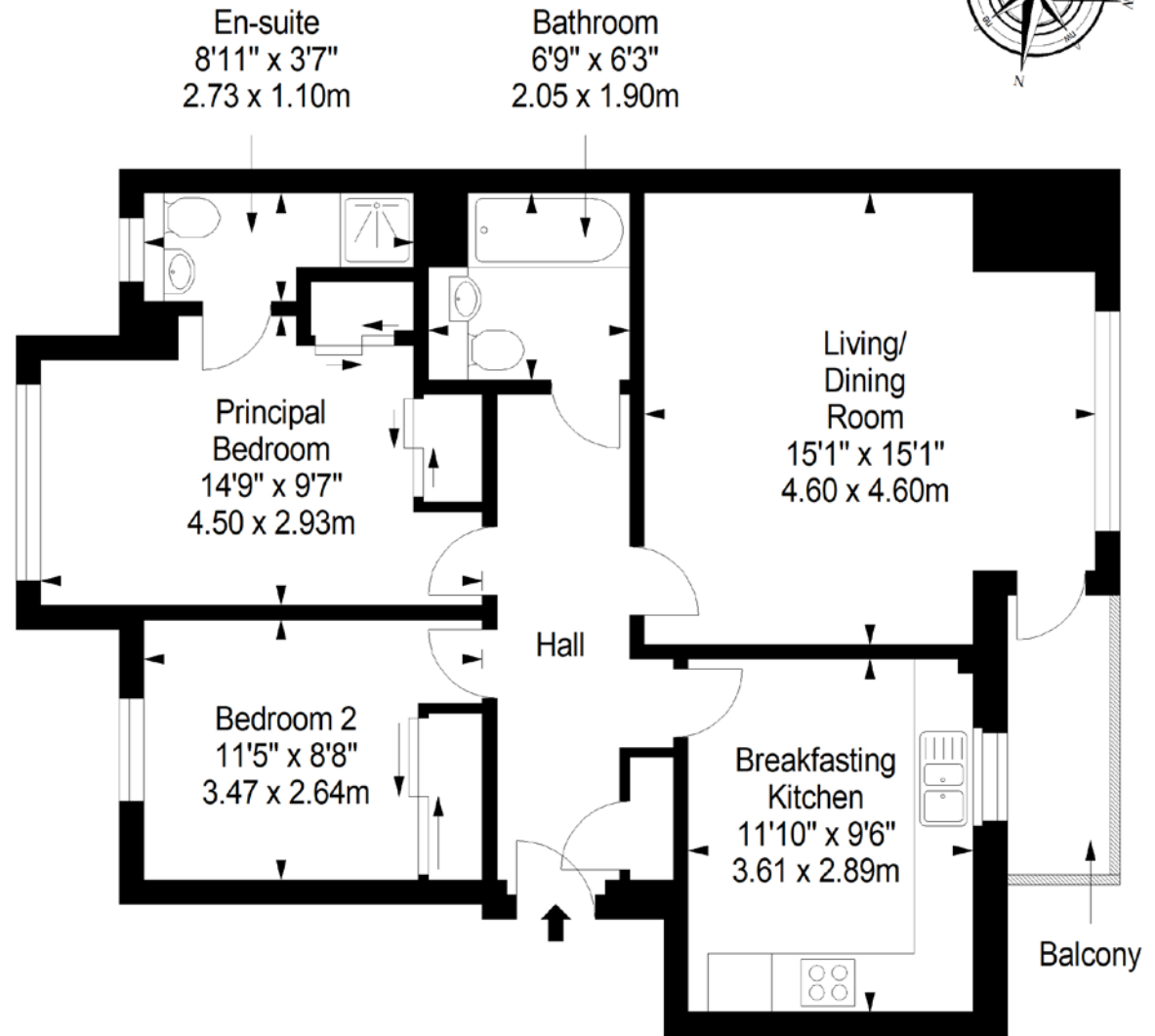
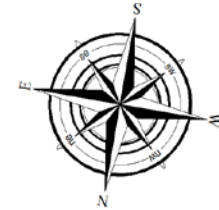
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 69.4 sq. metres (747.0 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)