



RALPH SAYER
SOLICITORS & ESTATE AGENTS

32 Saw Mill Medway

Bonnyrigg, Midlothian, EH19 3FX

Welcome to this impressive two-bedroom third/top-floor apartment which offers contemporary living in popular Bonnyrigg, as part of a sought-after modern development. The home is in excellent decorative order throughout, pairing attractive neutral interiors with top-quality finishings. A highlight is the exceptional open-plan living area which has a generously appointed kitchen and a private balcony. The property also features two bathrooms, great storage, and the flexibility to meet a variety of lifestyles, including commuting professionals, first-time buyers, couples, and young families alike.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, slimline extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: the development is factored by Newton Property for an approximate fee of £200 per quarter. This cost includes the upkeep of communal areas, lift maintenance and management fees.

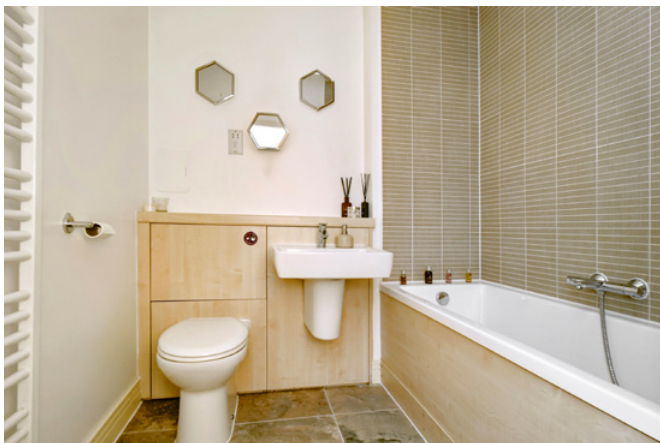
Property Summary

- An impressive third/top-floor apartment
- Part of a modern development in Bonnyrigg
- Neutral interiors and top-quality finishings
- Secure entry system and a lift service
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Contemporary integrated kitchen
- Private balcony with elevated views
- Two bedrooms with built-in wardrobes
- Modern en-suite shower room
- Family bathroom with handheld shower
- Landscaped communal garden
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £200,000





An impressive third/top-floor apartment, part of a modern development in Bonnyrigg



Let us help you find your next
dream property!



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CHARTERED FIRM

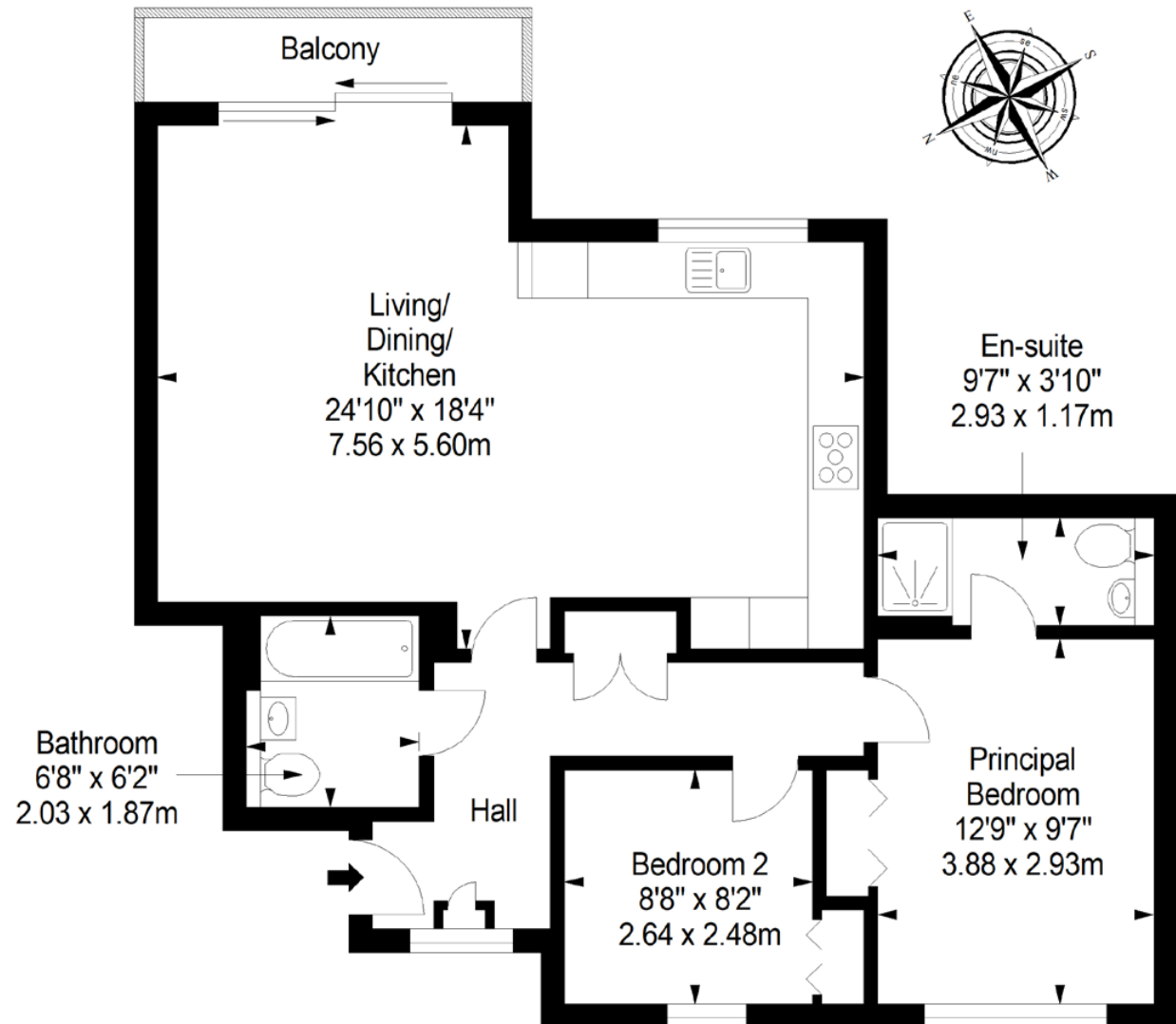
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DISCLAIMER

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.

Top Floor

Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)