



RALPH SAYER
SOLICITORS & ESTATE AGENTS

67c Polton Street

Bonnyrigg EH19 3DQ

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Ralph Sayer are delighted to market this well presented first floor flat forming part of a modern block with a pleasant open outlook in quiet position on a much sought-after development, well placed for the town's amenities, in the ever-popular Midlothian town of Bonnyrigg, close to an abundance of local amenities.

This modern flat offers comfortable, light filled living space with contemporary interior and effortlessly stylish décor and would make an ideal starter home or buy to let. The exceptionally bright public room boasts far reaching views with French windows opening onto a Juliet balcony and ample room for both relaxing and dining furniture. The whole property is finished off with tasteful, neutral tone decor. The sunny, well-presented interior is well worth a viewing to appreciate what is on offer.

Property Summary

- Quiet position in sought-after development in Bonnyrigg
- Modern First floor flat
- Spacious living/dining room
- Fitted kitchen
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom
- Gas central heating & double glazing
- Allocated residents parking to rear of property
- EPC Rating - B | Council Tax Band - B

Home Report Value - £160,000







Modern First
floor flat in
sought-after
development
in Bonnyrigg





The property comprises: - Entrance hallway with store cupboard, living/dining room with Juliet balcony, contemporary well-equipped fully fitted kitchen with gas hob, electric oven, integrated fridge/freezer and washing machine, two double bedrooms (both with integrated storage), modern bathroom with electric shower over bath, gas central heating, double glazing, security entry phone system, communal gardens and allocated parking space to rear of development.

Factors: The property is managed by Abacus Property factors with a monthly fee of £40 plus insurance per annum.

Let us help you find your next
dream property!



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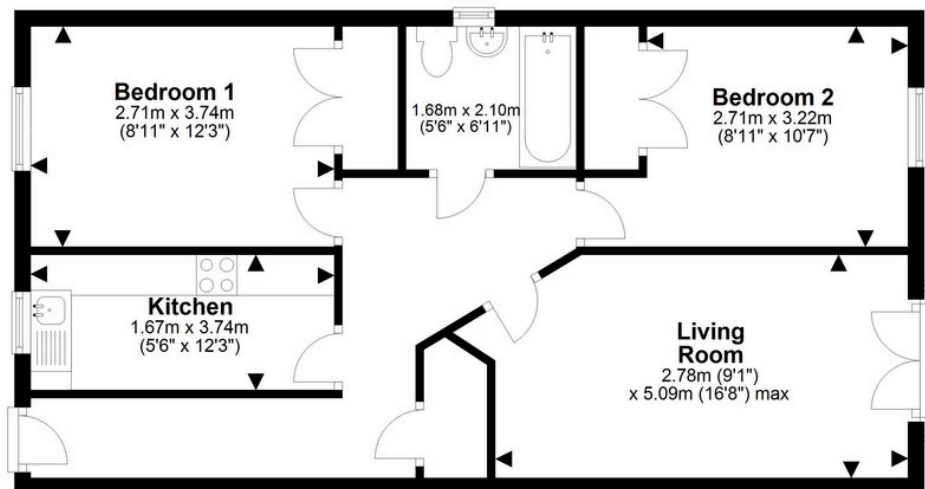


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DISCLAIMER

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.



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.



Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. With the reopening of the Borders Railway, the station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders.

The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

There is an excellent range of leisure activities available, with three local golf courses, many walking options, with Roslin Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool.

A good selection of schooling is catered for from primary to secondary.