



6 Otterburn Grove
BONNYRIGG | EH19 3SE


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Extremely well presented two bedroom first floor apartment quietly tucked away within a popular modern landscaped development, superbly situated to take advantage of the varied amenities in the nearby Dalkeith and Straiton and easily commutable to Edinburgh. Viewing is highly recommended to appreciate this lovely flat that benefits from residents car park, gas central heating, double glazing and well kept communal gardens. The property comprises entrance hallway with a storage cupboard, a fully fitted kitchen currently with oven, gas hob and fan, dishwasher, fridge/freezer and a boiler cupboard. The bright and spacious living room has space for dining with a Juliet balcony. There are two well proportioned bedrooms with the master bedroom benefitting from built in wardrobes and completing the accommodation is the bathroom with shower over the bath.

- Two Bedroom first floor flat
- Spacious living room with space for dining and Juliet balcony
- Elegant and fully fitted kitchen
- Two double bedrooms, one with built in wardrobes
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Security entry phone system
- Landscaped communal grounds
- Residents Car park

The kitchen blinds, as well as the shelving unit and mirror in the bathroom will be included in the sale.
EPC Rating B.

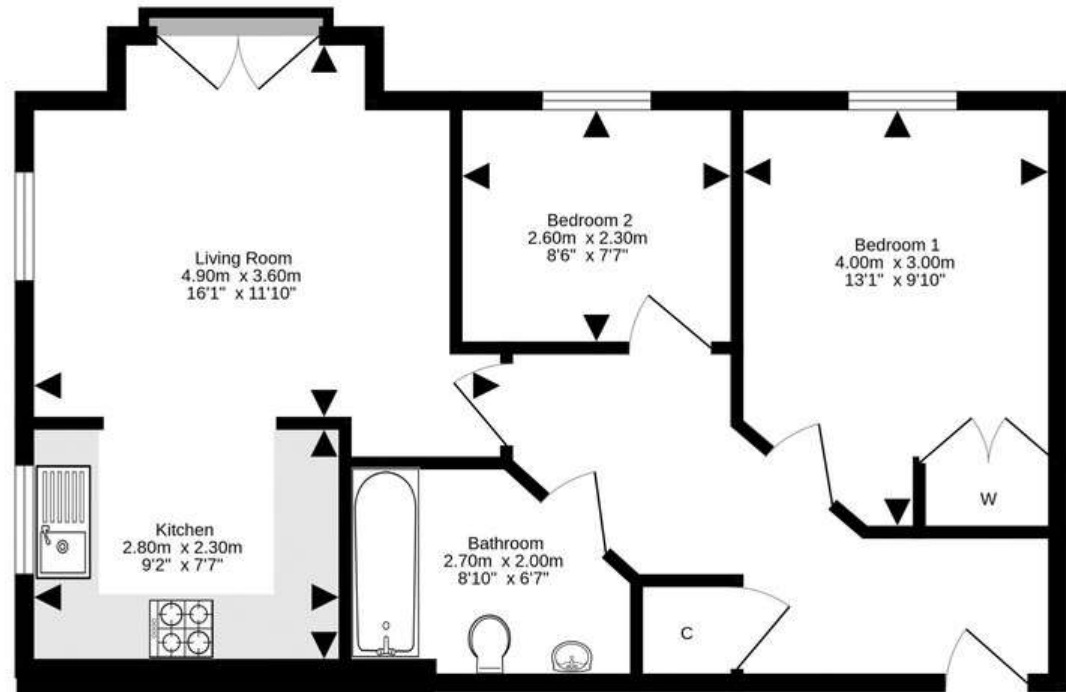


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Dalkeith and Straiton. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





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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