



55 Polton Street

Bonnyrigg, Midlothian, EH19 3DQ



Property Summary

Move-in ready and tastefully presented with modern neutral décor, this light-filled ground-floor flat features one double bedroom, a shower room with a walk-in rainfall shower, and a dual-aspect reception room connected to an attractively appointed kitchen. The property further benefits from excellent built-in storage, secure entry, private parking, and access to a communal garden, which is paved and ideal for seating and outdoor dining. Located in the heart of Bonnyrigg, around a 30-minute commute from central Edinburgh, it is an appealing option for city professionals and first-time buyers favouring quieter town living.

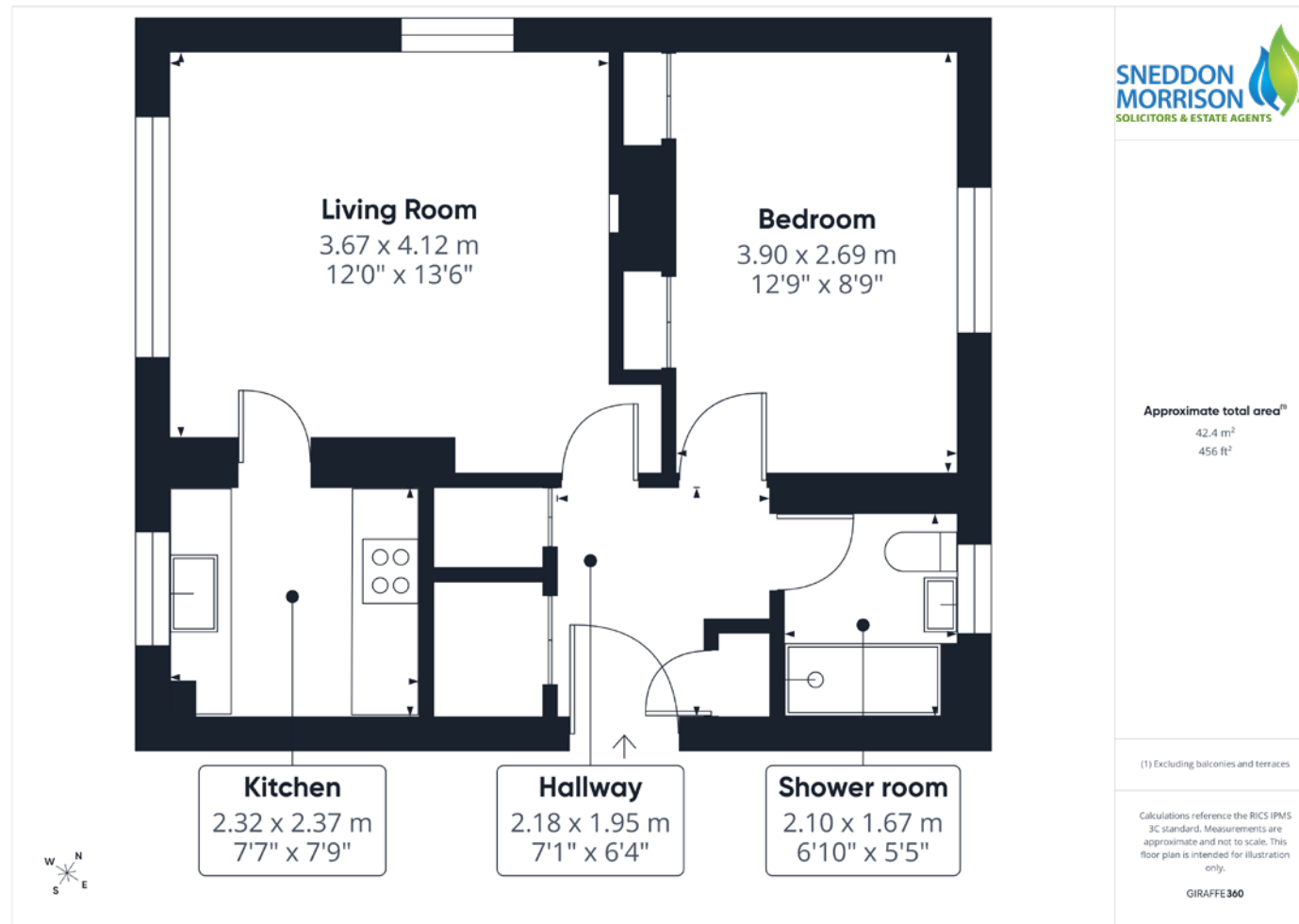
Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Convenient town centre location within easy reach of Edinburgh
- Bright ground-floor flat in excellent move-in condition
- Communal vestibule and secure entry
- Entrance hall with storage
- Dual-aspect reception room with kitchen access
- Attractively appointed modern kitchen
- One double bedroom with two fitted wardrobes
- Contemporary shower room with walk-in rainfall shower
- Communal garden
- Private non-allocated residents' parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



All Enquiries to our Property Department:

Afton Henderson | ah@sneddons-ssc.co.uk | 01506 815832 | www.sneddonmorrison.co.uk
14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106