



Solicitors & Estate Agents










Fixed Price  
**£160,000**

# 69E Polton Street

Bonnyrigg | Midlothian | EH19 3DQ

Set within a modern, well-maintained development in the ever-popular Midlothian town of Bonnyrigg, this beautifully presented top floor flat enjoys a peaceful tucked-away position with a pleasant open outlook. The property is ideally located for easy access to a wide range of local amenities, transport links, and green spaces, making it an excellent choice for first-time buyers, professionals, or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation is entered via a welcoming hallway, complete with useful cupboard storage, providing a practical and organised entrance to the home. The bright and spacious lounge is a particular highlight, featuring a double Juliet balcony that allows natural light to flood the room while offering an attractive open aspect, perfect for both relaxing and entertaining. The fitted kitchen is well-equipped with an integrated gas hob, oven, and hood, alongside a freestanding fridge freezer. There is also provision for a washing machine, making this a functional and efficient space for everyday living. There are two well-proportioned double bedrooms. The principal bedroom benefits from an integrated double wardrobe and also provides access to the attic, which is partially floored, ideal for additional storage. This room further enjoys pleasant views, enhancing its appeal. Bedroom two is also a comfortable double, set to the rear of the property, and features an integrated double wardrobe. The bathroom is fitted with a three-piece suite including a bath with shower over, and is partially tiled for ease of maintenance.



The flat is double glazed throughout and benefits from gas central heating, with a recently updated boiler installed around November/December 2025, ensuring efficiency and reliability. Factor fees are approximately £40 per month, covering the upkeep of the communal areas payable to Abacus Property

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property benefits from allocated parking, well-kept communal gardens, and secure door entry for added peace of mind.

## Viewing

Please contact Neilsons on 0131 625 2222.





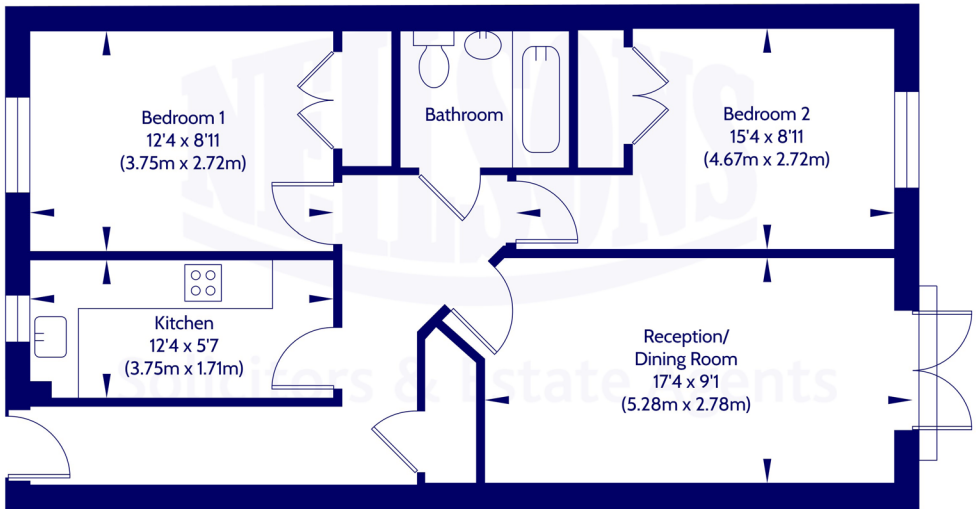
## Location

Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and skate park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.



Approx. Gross Internal Floor Area 60 Sq M / 649 Sq Ft.

## 2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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