



**Flat F, 16 Saw Mill Court, Bonnyrigg**

Offers Over **£165,000**



## Flat F

16 Saw Mill Court, Bonnyrigg

Modern two-bedroom first floor flat in Hopefield, Bonnyrigg, with open-plan living, en-suite, private parking, and communal areas. Ideal for first-time buyers, professionals, or investors. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located within the popular Hopefield development in Bonnyrigg
- Positioned on the first floor, offering both privacy and easy access
- Bright and spacious accommodation throughout
- Modern open-plan living, dining, and kitchen area
- Two well-proportioned bedrooms, including principal with en-suite



### **Kitchen**

A bright and well-presented modern kitchen, finished in a clean, contemporary style. The space features a range of sleek white wall and base units complemented by warm wooden worktops, creating a stylish contrast. Integrated appliances include an oven, hob, and extractor hood, with additional space for freestanding appliances such as a washing machine and fridge freezer. Natural light floods the room through a well-positioned window, enhancing the sense of space and openness. The kitchen flows seamlessly into the adjoining dining/living area, making it ideal for both everyday living and entertaining. Finished with tiled flooring and neutral décor throughout, this is a practical yet inviting space ready to move into.

### **Living room**

A bright and spacious open-plan living and dining area, beautifully presented with a modern, neutral finish throughout. Large windows allow for an abundance of natural light, creating a warm and inviting atmosphere. The room offers a comfortable lounge space alongside a well-proportioned dining area, ideal for both relaxing and entertaining. A stylish exposed brick feature wall adds character, while the layout flows effortlessly into the kitchen, which is partially open, enhancing the sense of space while still maintaining definition between areas. Overall, this is a highly versatile and light-filled living space, perfectly suited to modern living.



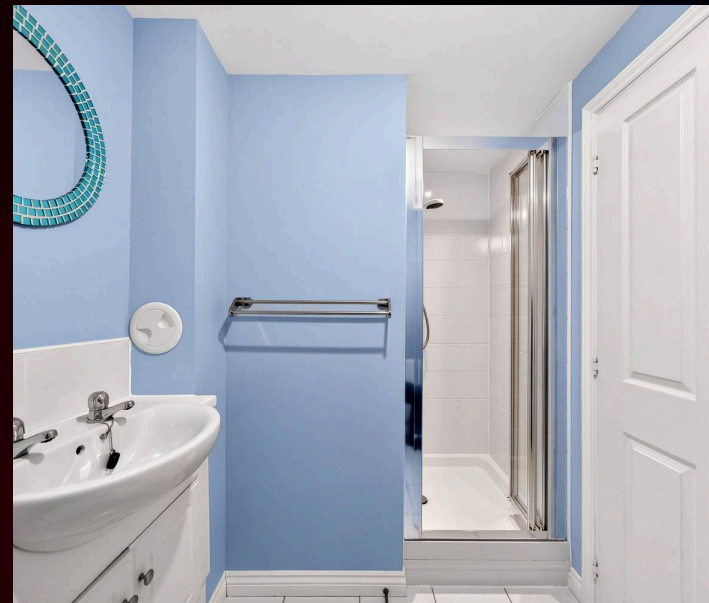


### Principal bedroom

A beautifully presented principal bedroom, offering a calm and contemporary retreat. The room is generously proportioned and finished in soft, neutral tones, creating a relaxing atmosphere. A large window allows for plenty of natural light, enhancing the sense of space, while the plush carpeting adds warmth and comfort. The room benefits from excellent storage with fitted mirrored wardrobes, which also help to reflect light and further open up the space. There is ample room for additional furnishings, making this a practical yet stylish bedroom, perfectly suited for modern living.

### En-suite

A well-presented and modern en-suite shower room, finished in a fresh and clean style. The space features a sleek shower enclosure with glass screen, complemented by contemporary fittings throughout. A stylish vanity unit with integrated storage and wash hand basin provides both practicality and a neat finish, while the soft colour palette enhances the light and airy feel of the room. Additional features include a heated towel rail and quality tiling, ensuring comfort and convenience. This en-suite offers a functional yet elegant addition to the principal bedroom.





### Bedroom

A bright and well-proportioned second bedroom, currently arranged as a charming nursery. The room benefits from a large window, allowing for plenty of natural light and creating a pleasant, airy feel. Finished in soft, neutral tones with a playful feature wall, the space offers flexibility to suit a variety of needs, whether as a child's bedroom, guest room, or home office. There is ample room for essential furnishings, making it both practical and versatile. Overall, this is a well-presented and adaptable room, ideal for modern living.



### Bathroom

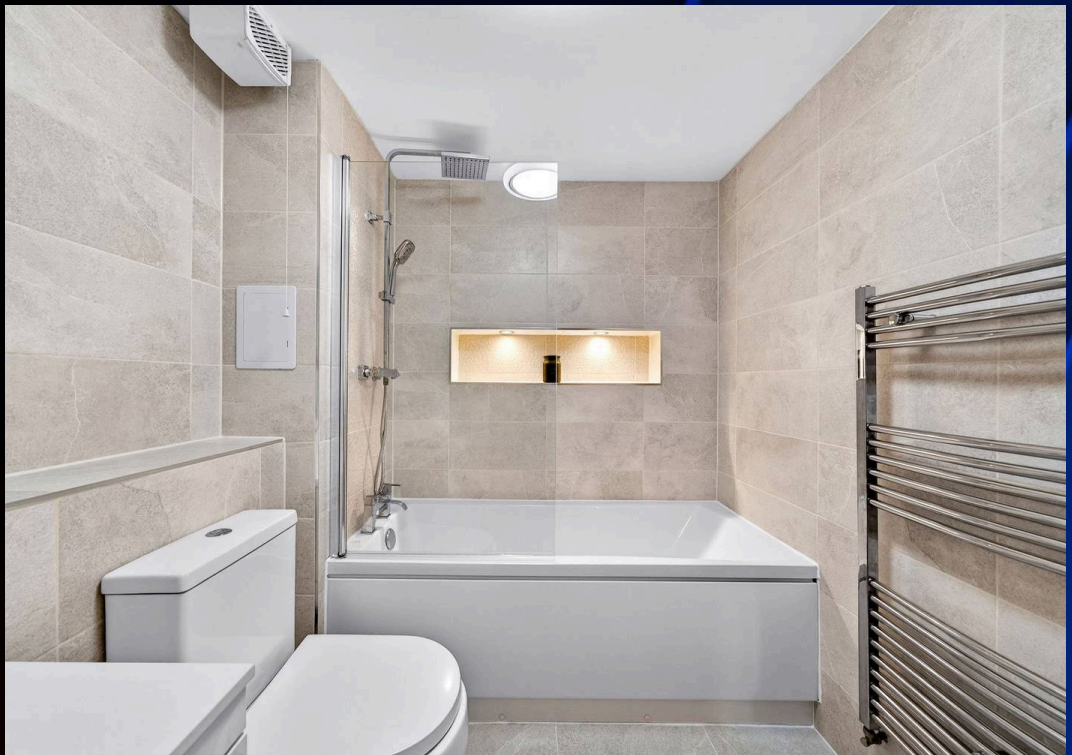
A stylish and contemporary main bathroom, finished to a high standard with modern fittings throughout. The space features a full-sized bath with overhead shower and glass screen, offering both practicality and comfort. Elegant tiling in neutral tones creates a sleek and sophisticated look, complemented by a modern vanity unit with wash hand basin and integrated storage. Additional features include a wall-mounted mirror, WC, and quality fixtures, all thoughtfully arranged to maximise space and functionality. This beautifully presented bathroom provides a relaxing and well-designed space, ideal for everyday use.

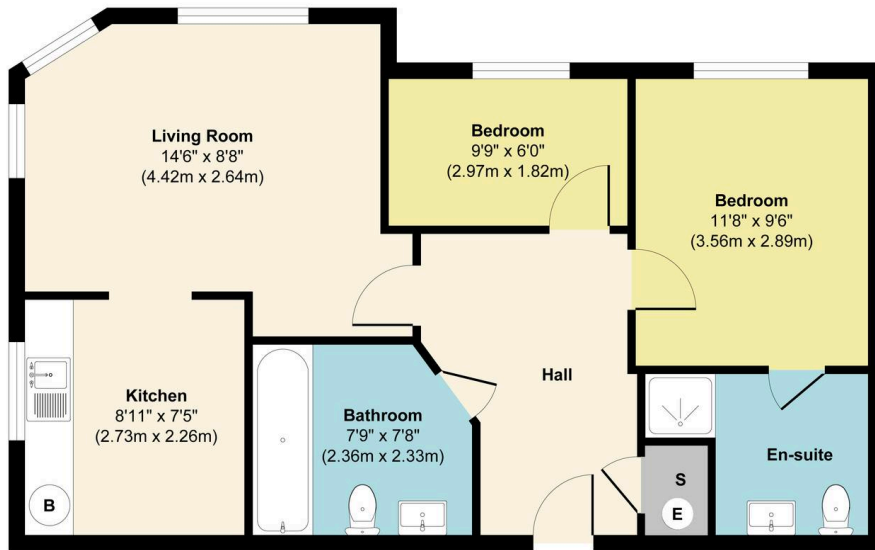


## ALLOCATED PARKING

### 1 Parking Space

The property also enjoys the added benefit of an allocated private parking space, providing both convenience and peace of mind, and ensuring effortless day-to-day parking for residents and visitors alike.





Floor Plan

Approx. Gross Internal Floor Area 666 sq. ft / 61.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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