



103 Polton Street
BONNYRIGG | EH19 3DJ


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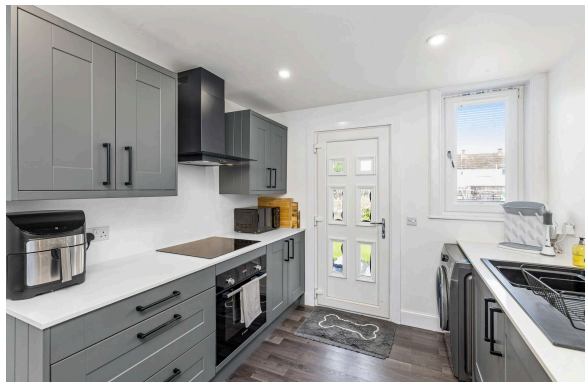
Presented to an exceptional standard throughout, this beautifully maintained two-bedroom lower villa in the sought-after town of Bonnyrigg offers stylish, move-in-ready accommodation ideal for first-time buyers, downsizers, or investors alike. The property is offered in true turnkey condition, having been meticulously cared for and tastefully updated to create a modern and inviting home. The bright and spacious living/dining room provides an excellent space for relaxing or entertaining, while the contemporary kitchen has been finished to a high standard with fashionable grey cabinetry complemented by sleek white gloss work surfaces, creating a stylish and practical heart of the home.

There are two generously proportioned double bedrooms, both offering excellent space and flexibility, alongside a modern bathroom and useful storage throughout. Externally, the property continues to impress with a large private rear garden, predominantly laid to lawn, providing an excellent outdoor space for families, gardening enthusiasts, or simply enjoying the warmer months. A small patio area offers the perfect setting for outdoor dining and entertaining. To the front, a private driveway provides convenient off-street parking.

Situated in a popular residential location within easy reach of local amenities, transport links, and schooling, this outstanding property combines comfort, style, and practicality in a highly desirable package.

Early viewing is highly recommended to fully appreciate the quality and condition of this superb home.

- Walk-in condition throughout
- Spacious two-bedroom lower villa
- Stylish modern fitted kitchen
- Large private rear garden with patio
- Private driveway to front
- Popular Bonnyrigg location



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

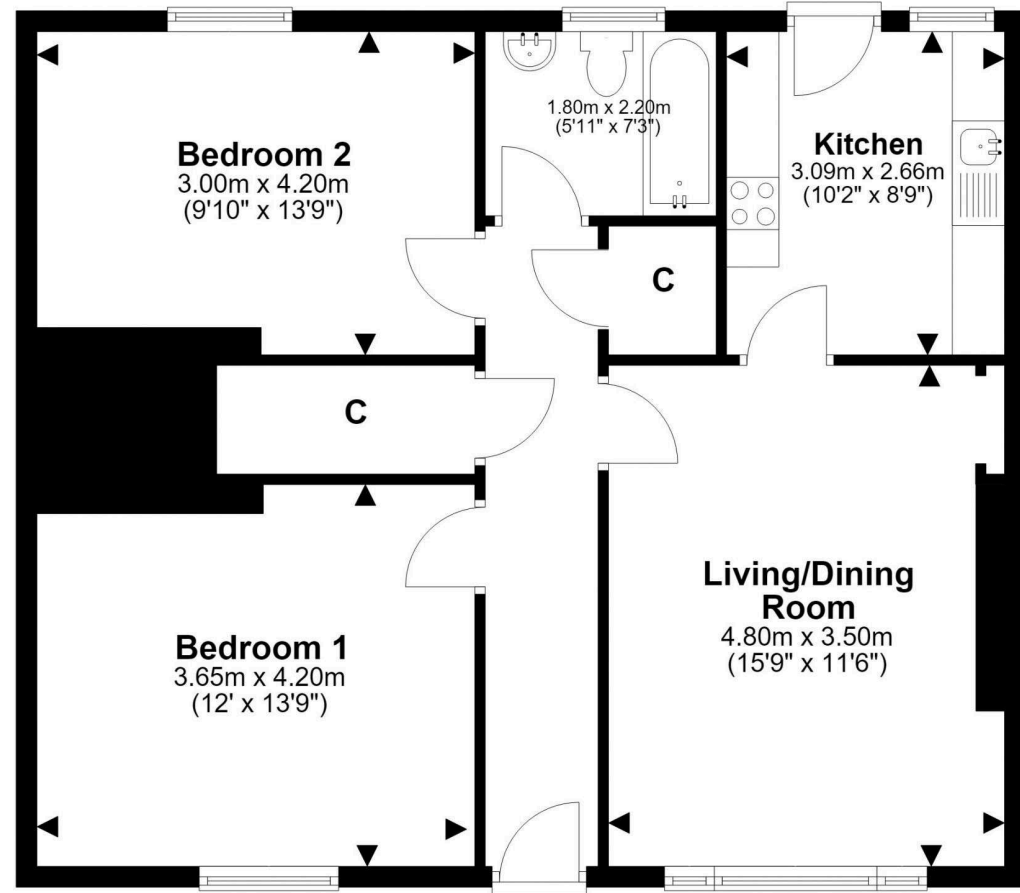


The subjects are located in the popular Midlothian town of Bonnyrigg, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets on hand, supported by the usual banks, building societies and postal services. There is further shopping in nearby Dalkeith, whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be all blinds, curtains, wardrobes, washing machine, fridge freezer, oven, and hob.





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.