










Offers Over
£155,000

5A Polton Avenue Road

Bonnyrigg | Midlothian | EH19 2NU

This bright, well-proportioned terraced house with sizeable private gardens and driveway, is conveniently positioned within the popular Midlothian town of Bonnyrigg, within walking distance of excellent amenities, commuting links and reputable schooling.

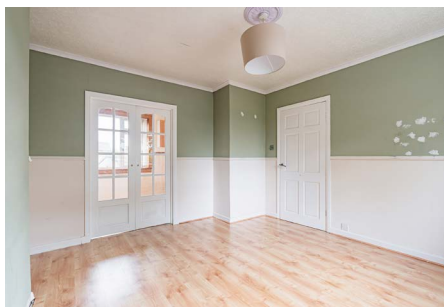
-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band – B



Description

This spacious property would now benefit from modernisation and upgrading, offering a fantastic opportunity for a buyer to create a bespoke home tailored to their individual needs and personal style.

The light-filled accommodation comprises; entrance hallway with understair storage facilities, there is front facing reception room with French doors leading to the generously proportioned dining kitchen featuring two windows overlooking the rear garden, along with a fully glazed UPVC door providing direct access outside. The space benefits from an abundance of natural light. Upstairs leads to the two sizeable double bedrooms, both with excellent storage provisions and the shower room comprises of a three piece suite with shower enclosure housing the electric shower. Further benefits include a partially floored loft with ladder, gas central heating and double glazing.



Extras

The fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob/oven/hood, which shall be sold as seen, with no warranty.

Gardens and parking

There is a private garden located to the front, incorporating a driveway providing off-street parking for one car. The fully enclosed rear garden is laid to lawn and houses the garden shed. There is also secluded parking to the rear, with garages that are available to rent from local council.

Viewing

By appointment through Neilsons on 0131 625 2222.





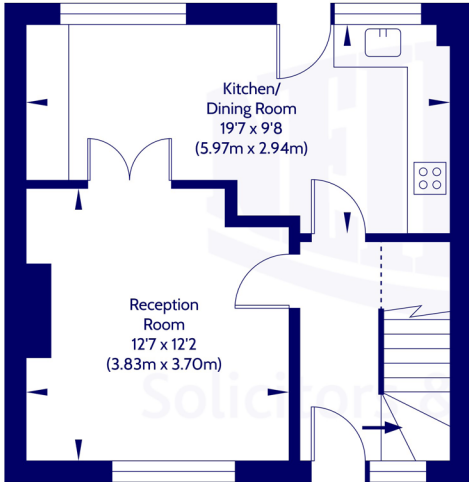
Location

Polton Avenue Road is situated within the popular residential district of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.

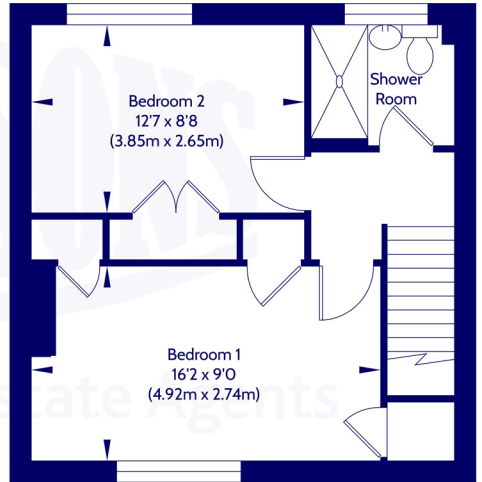




Approx. Gross Internal Floor Area 74 Sq M / 787 Sq Ft.



Ground Floor



1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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