



16 Saw Mill Medway
| BONNYRIGG | EH19 3FX


warners
solicitors & estate agents



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Set in a quiet, modern development in the sought-after area of Bonnyrigg surrounded by communal grounds with residents parking is this stunning ground floor one-bedroom apartment that is moments from excellent amenities, quick transport links and vast open green spaces. The property has been fully renovated to a high standard by the current owner and comprises a welcoming entrance hallway with two storage cupboards and secure entry system, a spacious kitchen/living room that is well zoned with kitchen, dining and living areas. The kitchen comprises base and wall shaker style units, gas hob, extractor, oven and integrated appliances including fridge, freezer, washer/dryer and dishwasher. There is a well-proportioned bedroom, with built in storage and the property is completed by a stylish bathroom with a waterfall shower, separate bath, heated towel rail and stylish Hansgrohe taps. The property also benefits from shared communal garden areas and allocated parking space. Early viewing is highly recommended!

- Stunning full refurbished ground floor one-bedroom apartment
- Allocated parking space & Communal grounds
- Welcoming hallway
- Spacious Kitchen/living/dining
- Fully fitted Kitchen
- Well-proportioned bedroom with built in storage
- Stylish bathroom

Council tax C

Energy Rating B

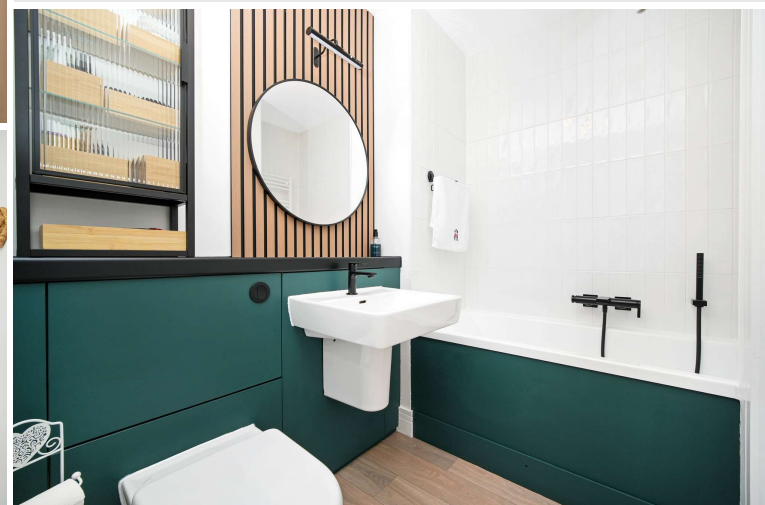
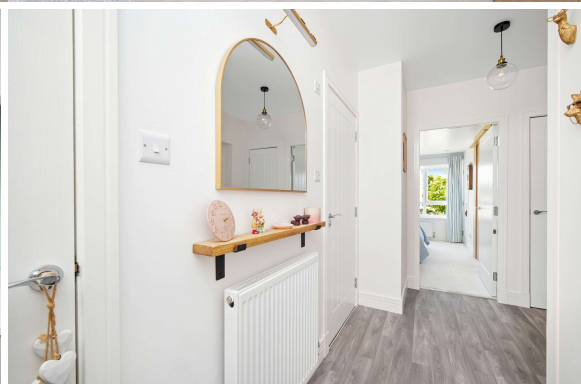
Factor Approx £117 per month (Newton Property) & approx £12.52 per month (Scottish Woodland)

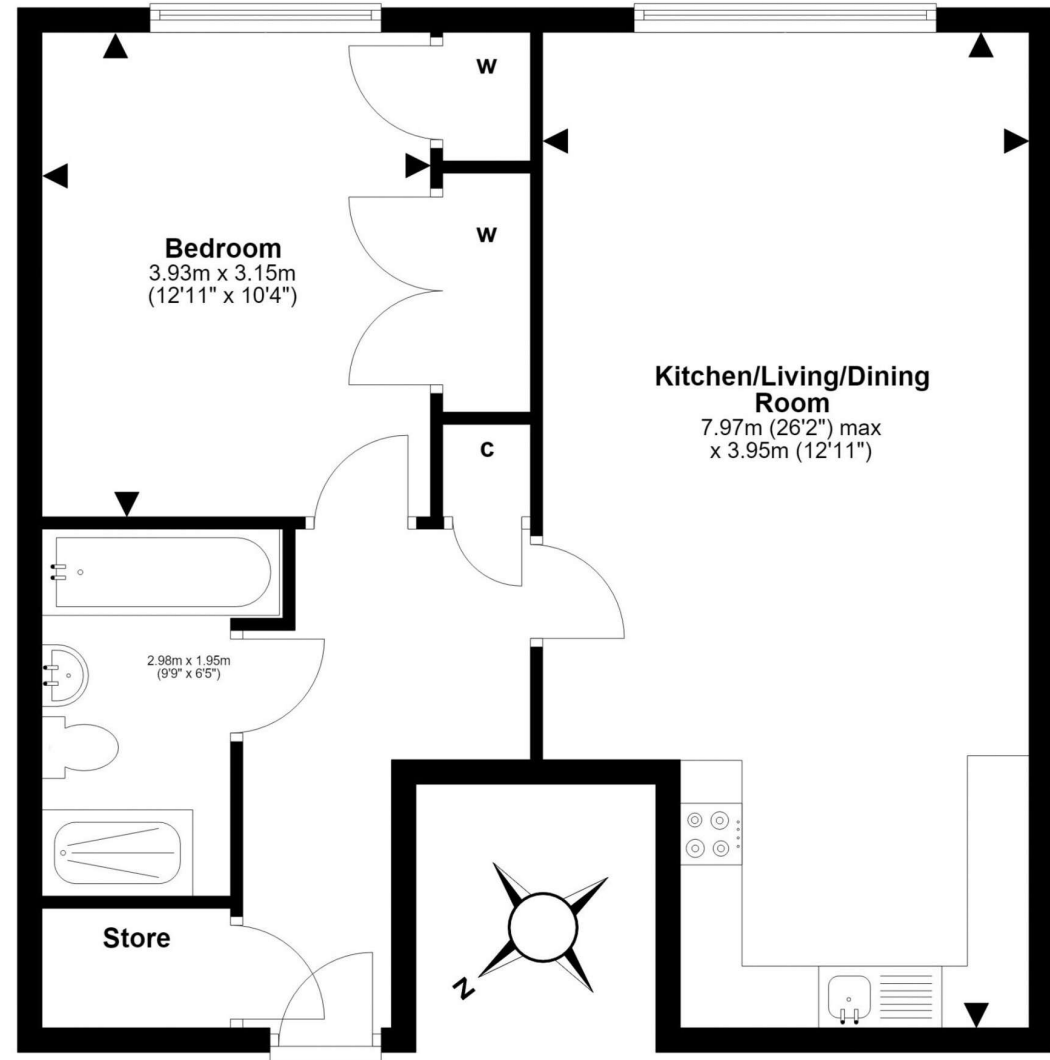
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds and curtain poles will be included in the sale. The wall vanity unit & mirror will also be included,

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Nursery and primary schooling is well represented in the area and Edinburgh College's Midlothian Campus is in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





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.