



Solicitors & Estate Agents










Offers Over
£110,000

1 Raes Gardens

Bonnyrigg | Midlothian | EH19 2DP

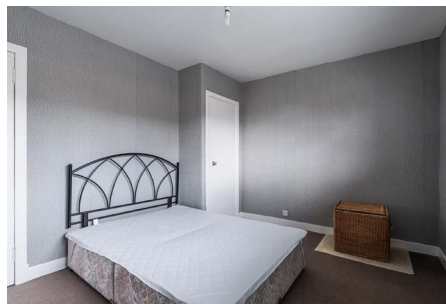
Neilsons are delighted to bring to the market this rarely available and generously proportioned ground-floor flat, forming part of a well-kept block of just six properties. The home enjoys the added benefit of access to a large, well-maintained communal rear garden, making it an attractive opportunity for a wide range of buyers.

-  1 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  On Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – A



Description

The accommodation is accessed via a welcoming hallway which offers useful built-in storage. To the front of the property is a spacious reception room, finished with carpet flooring and enjoying a pleasant front-facing aspect, providing a comfortable and flexible living and dining space. The double bedroom is well sized and benefits from built-in storage, offering excellent practicality while maintaining a bright and airy feel. The bathroom is fully tiled and fitted with a three-piece suite, with an electric shower positioned over the bath. Completing the accommodation is a fitted kitchen, which provides ample wall and base units for storage and preparation, complemented by tiling to the splashback areas.



Extras

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

Gardens & Parking

Externally, there is a well-kept communal garden to the rear of the building, laid mainly to lawn and offering an ideal sunny spot for outdoor relaxation. Parking is available to the front of the property, adding further convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





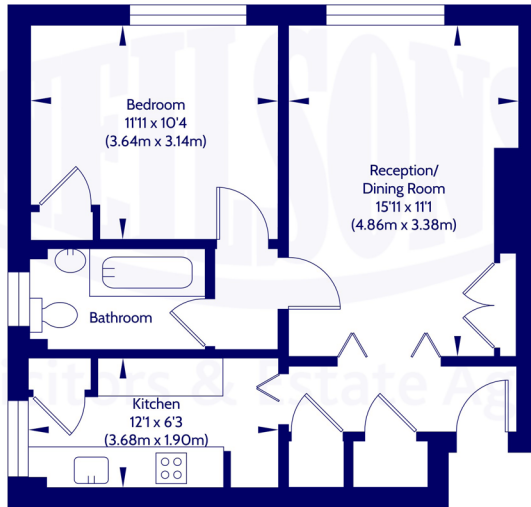
Location

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 48 Sq M / 512 Sq Ft.

Ground 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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