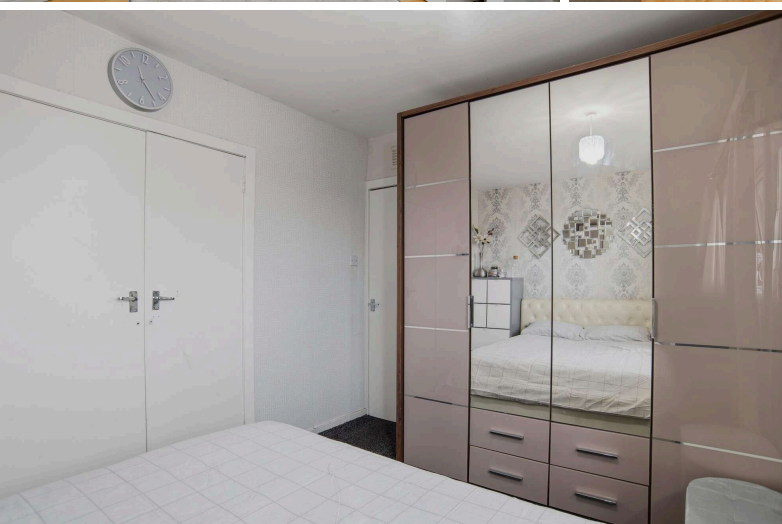
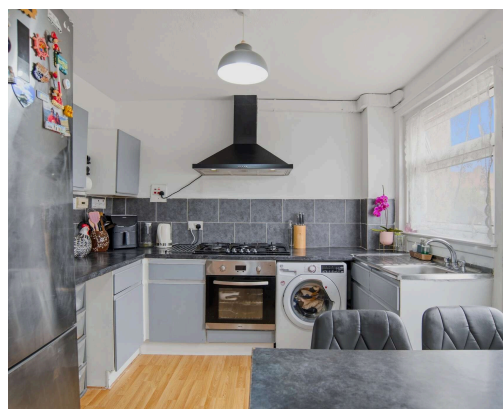
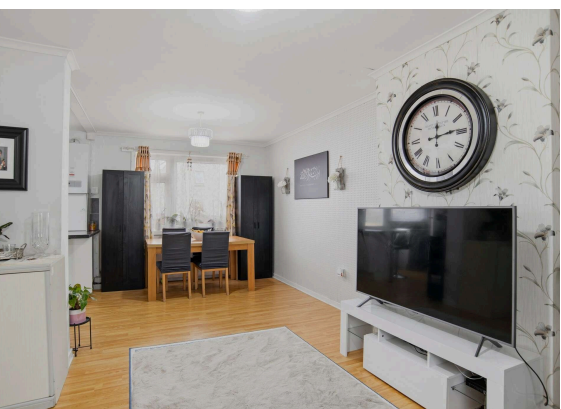




6a Polton Avenue Road
Bonnyrigg, EH19 2NX

- Popular Development close to schooling and greenery
- two double bedrooms
- Ideal for first time buyers, investors and downsizers
- Double glazing
- Open Plan Living/Dining/Kitchen
- EPC: C
- Council tax band:B





6a Polton Avenue Bonnyrigg is a well-proportioned mid-terraced two storey villa, situated in an established residential development in the popular Midlothian town of Bonnyrigg. The property offers an excellent opportunity for first time buyers, downsizers and investors to acquire a spacious two bedroom home. Full double glazing and gas central heating ensures a comfortable living environment and there are good sized gardens to both the front and rear. The home offers an L-shape open plan ground floor with the kitchen, dining area and living room all being open to each other which is perfect for entertaining, another key feature is a modern bathroom with wet wall panels service the two bedrooms.

The accommodation comprises:

Hall, living room/dining room/kitchen with windows to front and rear allowing lots of natural light to flow through, good sized kitchen fitted with base and wall mounted units window to rear and door leading to garden, staircase leading to upper hall, double bedroom one to the front with open outlook, double bedroom two to the rear with view over garden and bathroom with shower over and vanity unit with storage. Private gardens to front and rear. Ample on street parking.

Location:

The town of Bonnyrigg provides an excellent array of amenities which include a selection of everyday shops, grocers, pharmacies, hair dressers, newsagents, coffee shop, a Tesco Local and an excellent Co-op supermarket. There is also dentists and a large medical practice situated on the High Street. Further shopping facilities at the nearby Straiton Retail Park which has a Marks and Spencers Food and further high street retailers. Lasswade High School which has an excellent sports facility and swimming pool open to the public and library. The surrounding open countryside offers many pleasant walks and cycle paths and there are also a number of excellent Golf Courses which include Broomieknowe, Kings Acre and Newbattle. An excellent public transport service operates to and from the city centre and to surrounding towns and villages. The Edinburgh city by-pass is only a short distance from the property and gives ease of access to both East and West Lothian and the city centre. There are good schools within the local catchment area at both primary and secondary levels.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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