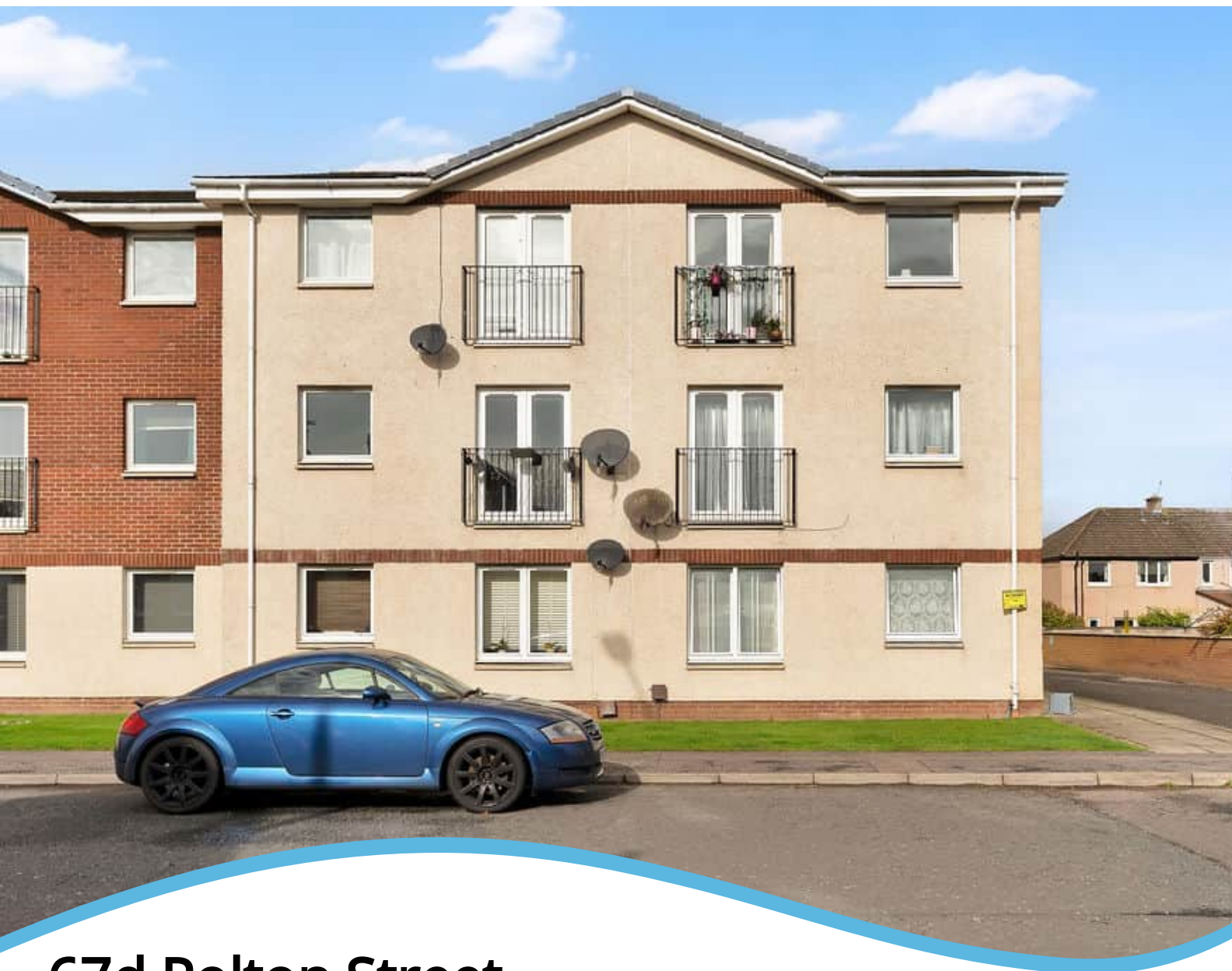


FOR SALE

Offers Over £155,000 Freehold



67d Polton Street, Bonnyrigg, Midlothian. EH19 3DQ

- Modern and well-maintained first floor apartment
- Bright and spacious lounge with double Juliet balcony
- Modern fitted kitchen with integrated gas hob, oven and extractor
- Gas central heating
- Allocated private parking
- Secure door entry system
- Double glazing throughout



PROPERTY DESCRIPTION

Set within a modern and well-maintained development in the ever-popular Midlothian town of Bonnyrigg, this beautifully presented first floor flat enjoys a peaceful tucked-away position with a pleasant open outlook. Ideally placed for access to a wide range of local amenities, excellent transport links and surrounding green spaces, the property would make an excellent home for first-time buyers, professionals or those looking to downsize.

Further benefits include recently installed carpets in most rooms, double glazing throughout and gas central heating.

Viewing by appointment only.

No warranty on the appliances.



ROOM DESCRIPTIONS

Main Accommodation

The accommodation is entered via a welcoming hallway with useful cupboard storage, providing a practical and well-organised entrance to the property.

A particular highlight is the bright and spacious lounge, featuring a double Juliet balcony which floods the room with natural light and provides an attractive open aspect and lovely views. This is an excellent space for both relaxing and entertaining.

The fitted kitchen offers a good range of modern base and wall-mounted units with integrated gas hob, oven and extractor hood, together with a freestanding fridge freezer and washing machine.

There are two well-proportioned double bedrooms. The principal bedroom benefits from an integrated double wardrobe and pleasant views. Bedroom two is also a comfortable double bedroom, positioned to the rear of the property and featuring an integrated double wardrobe.

The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC, with modern wall panelling for a practical finish.

Overall, this is a well-presented and conveniently located modern apartment offering comfortable accommodation, excellent storage and a peaceful setting within a popular Bonnyrigg development.

External

Externally, the property benefits from allocated parking, well-maintained communal gardens and secure door entry. The factor charge is approximately £60 per month, payable to Abacus Property, and covers the upkeep and maintenance of the communal areas.

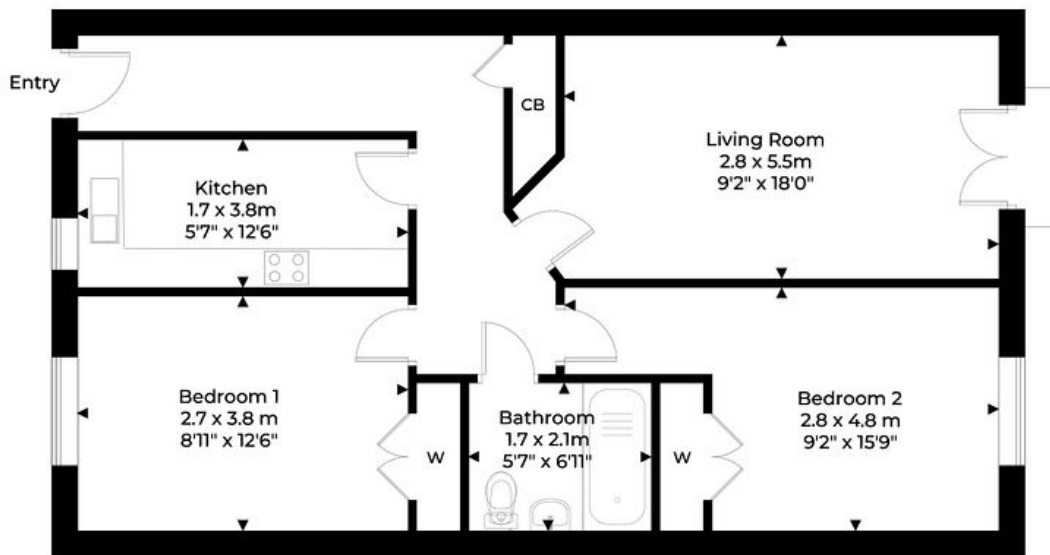
Area - Bonnyrigg

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.



FLOORPLAN & EPC

67d Polton Street, Bonnyrigg
Approximate Gross Area
60 sq m / 646 sq ft



1stFloor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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