



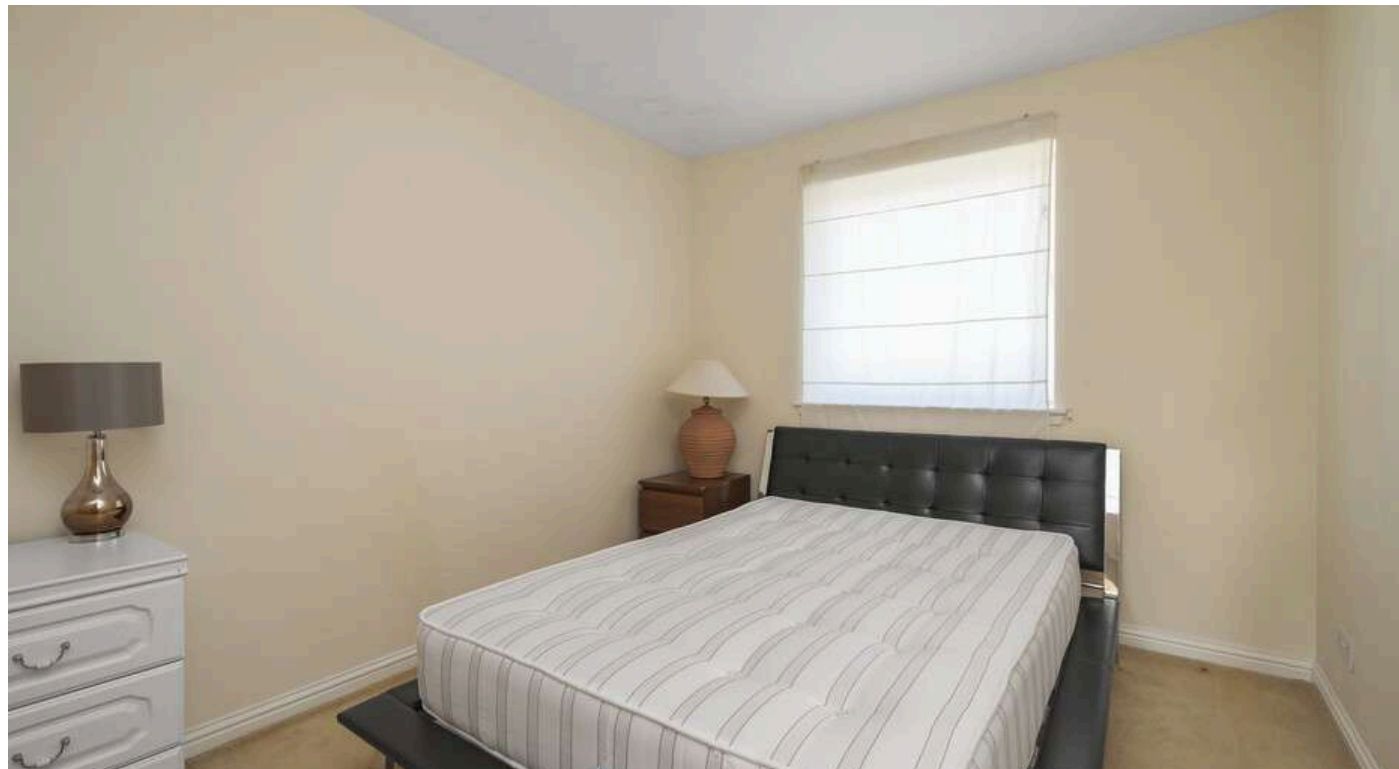
69/6 Polton Street, Bonnyrigg, Midlothian, EH19 3DQ

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this bright and spacious top (2nd) floor, two-bedroom flat, position close to Bonnyrigg town centre in a modern apartment block, well placed for a good range of amenities including schooling with excellent road, bus, and rail links nearby. An ideal purchase for first time buyers and property investors as this property represents great value in today's market. It is presented in good clean condition throughout, offering turn key accommodation, with communal garden areas and residents parking to the rear.

- Sought after central location close to all amenities
- Communal secure entry in a modern apartment block
- Hallway with store cupboard
- Spacious living room with French doors to the front featuring a Juliet balcony
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, integrated fridge freezer, and a washing machine with drying option
- Bedroom one with rear facing window and built-in wardrobes
- Bedroom two with front facing window, built-in wardrobes, and loft access
- Modern family bathroom with three-piece white suite with electric shower over the bath
- Double glazing and gas central heating
- Communal garden grounds and residents allocated parking



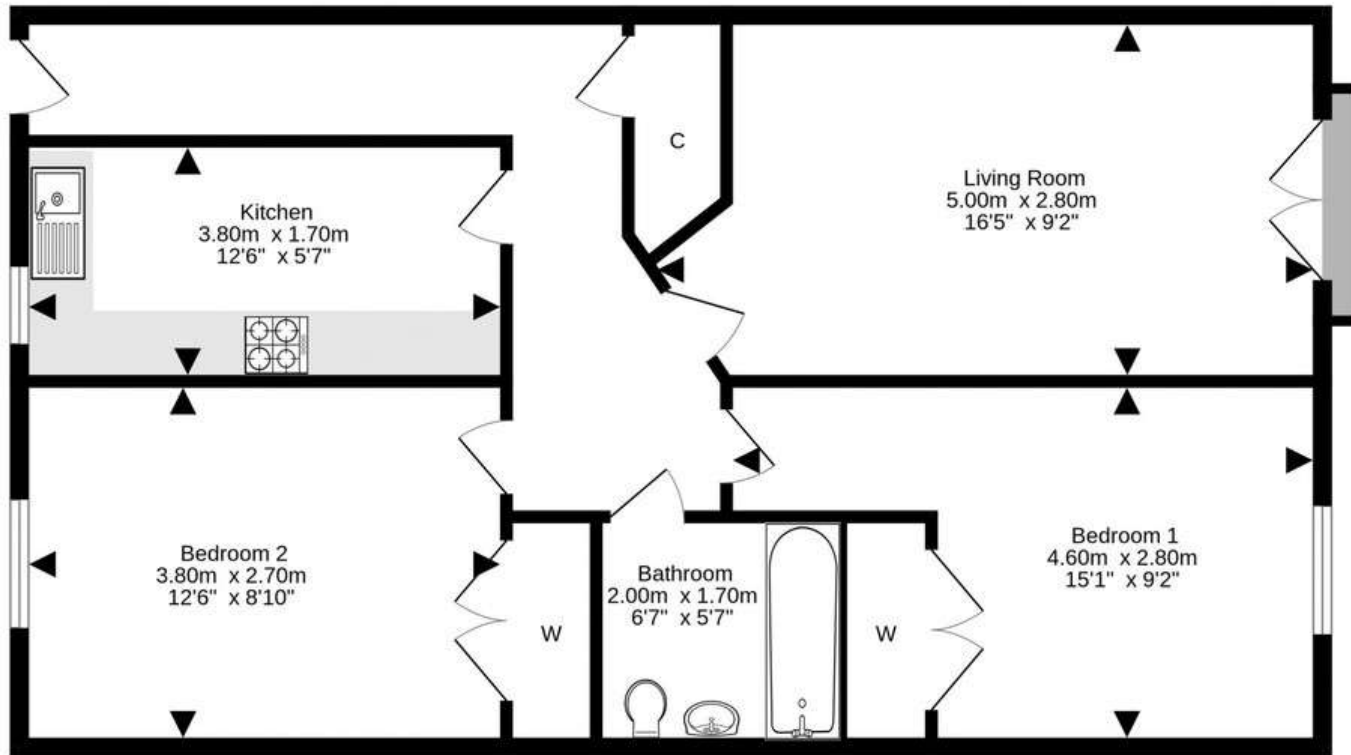
Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also close at hand whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

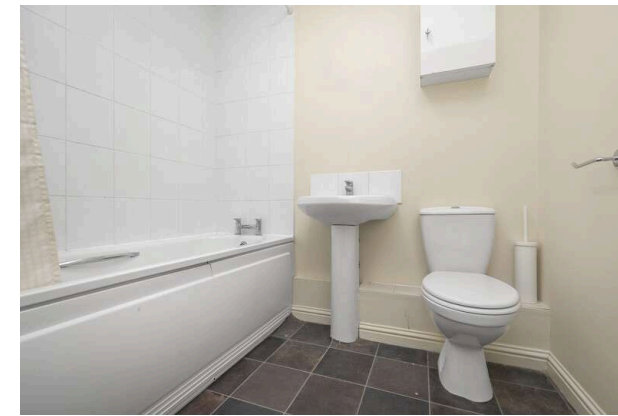
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, washing machine and all remaining furniture. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

