



GILSON GRAY

LAW • PROPERTY • FINANCE

12 SAW MILL MEDWAY,
Bonnyrigg, Midlothian, EH19 3FX



Set on a quiet cul-de-sac, this modern second-floor apartment forms part of a sought-after development on the rural fringes of Bonnyrigg. The two-bedroom property offers bright and spacious accommodation, which is finished to high standards. Incorporating modern décor and quality fixtures and fittings, the apartment also boasts sociable open-plan living, a private balcony with elevated views, and two washrooms. It is an excellent home that will prove popular with a wide demographic of buyers, including commuting professionals, couples, and first-time purchasers.

Extras: integrated appliances (gas hob, oven, dishwasher, fridge/freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A spacious second-floor apartment
- Part of a popular modern development
- Lightly decorated interiors throughout
- Secure entry system and a lift service
- Entrance hall with two cupboards
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Private, south-facing balcony
- Two double bedrooms with wardrobes
- Quality en-suite shower room
- Family bathroom with handheld shower
- Landscaped communal garden grounds
- Private allocated residents' parking
- EPC Rating B
- Council Tax Band D



"A LARGE
SECOND-FLOOR
APARTMENT WITH TWO
BEDROOMS, WHICH
FORMS PART OF A
MODERN
DEVELOPMENT"



EPC RATING:

B

COUNCIL TAX BAND:

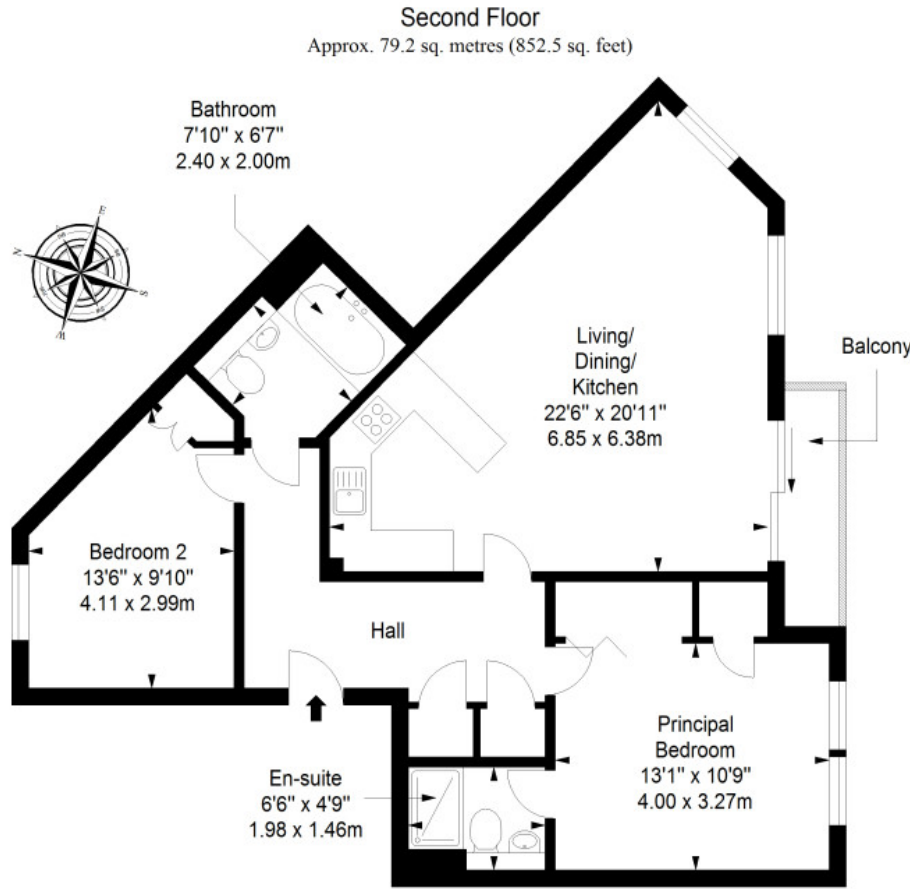
D

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK



Total area: approx. 79.2 sq. metres (852.5 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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