










Offers Over
£120,000

91 Lothian Street

Bonnyrigg | Midlothian | EH19 3AG

This attractive, traditional main door ground floor flat with private gardens, including a lovely secluded sunny rear garden, shall undoubtedly appeal to the first time buyer/couple or rental investor and merits internal viewing to be fully appreciated!

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – B



Description

Offered to the market in move-in condition, this lovely home is set within the popular Midlothian town of Bonnyrigg with excellent amenities within walking distance together with superb commuting links nearby including the City Bypass, A1 with excellent transport links serving to many neighbouring districts and connecting with Edinburgh's City Centre. The accommodation comprises; entrance vestibule and hallway with all rooms located off. Situated to the front is the sizeable double bedroom with storage provisions including a large utility cupboard. The open plan sittingroom/kitchen is located to the rear with opaque glazed door leading to the private sunny rear garden. The kitchen itself is fitted with range of wall and base units with sink unit, built-in hob/oven/hood and integrated fridge. Lastly the partially tiled bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating with combi and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood and integrated fridge.

Gardens and parking

There is a private garden located to the front of the property, laid with paving for ease of maintenance with pathway to entrance. The attractive rear garden offers a great deal of privacy enjoys a sunny aspect and has an expanse of lawn with decorative border together with a cleverly designed roofed pergola, offering an ideal space for relaxing. Parking is available within the surrounding side streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Lothian Street is situated in the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city Centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.



Approx. Gross Internal Floor Area 38.7 Sq M / 417 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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