



Solicitors & Estate Agents










Offers Over
£150,000

69A Polton Street

Bonnyrigg | Midlothian | EH19 3DQ

This attractive, well proportioned ground floor flat forms part of a small modern development with allocated parking space and communal factored gardens.

Conveniently located within the heart of Bonnyrigg, within walking distance of excellent local day-to-day shopping facilities, excellent commuting links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - B



Description

This lovely and bright, two bedroom apartment shall make an ideal purchase for the first-time buyers, young families or as a rental investment and merits internal viewing to be fully appreciated. Access into the communal stairwell is via a secure entryphone system with Flat A comprising; welcoming hallway with storage facilities. There is a sunny lounge/diner with window to front, a modern fitted kitchen with built-in gas hob, electric oven and hood with additional appliances included. There are two double bedrooms, both with built-in wardrobes, and there is a modern, partially tiled bathroom with three piece white suite with electric shower over bath. Further benefits include interlinked smoke and heat detectors, double glazing and gas central heating with combi boiler.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and light fittings shall be included in the sale together with the built-in gas hob, electric oven and hood, washing machine and integrated fridge freezer. The appliances shall be sold as seen.

Communal gardens and parking

The development is set within communal gardens with drying green and bin store located to the rear. An allocated parking space is situated within the car park to the rear of the development.

Factors

A monthly factoring fee of £40 is payable to Abacas for the upkeep of the communal areas and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





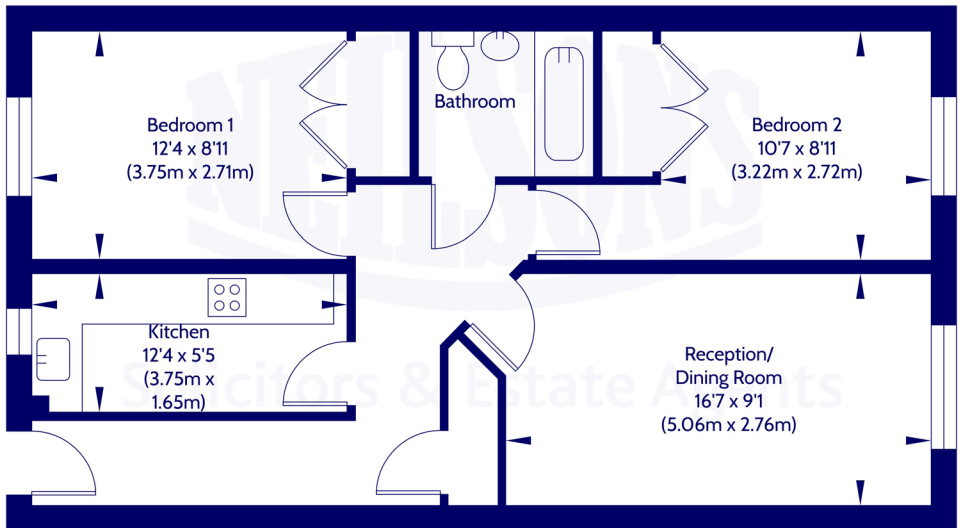
Location

The popular Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre. The area 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. Excellent schooling is available in the area ranging for nursery to secondary level.



Approx. Gross Internal Floor Area 60.33 Sq M / 649 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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