










31 Polton Court

Bonnyrigg | Midlothian | EH19 3HF

This attractive main-door upper villa, featuring a private rear garden, is peacefully situated in a well-established modern development in the popular town of Bonnyrigg. It offers convenient access to a variety of local amenities and transport links, making it an ideal choice for first-time buyers, professionals, or buy-to-let investors. Internal viewing is highly recommended to appreciate the quality and comfort of this property.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The well-presented accommodation includes an entrance vestibule with storage and a staircase leading to a welcoming hallway, which also offers additional storage space. The bright and inviting lounge/diner is enhanced by a glazed door that opens into a modern fitted kitchen. The kitchen provides ample white wall and base units along with integrated appliances included in the sale, making it functional and stylish. The property boasts a spacious principal bedroom with built-in wardrobe space, a second generously-sized bedroom, and a modern, fully-tiled bathroom complete with an electric shower over the bath and a sleek glass screen. Additional benefits include gas central heating powered by a combination boiler and double glazing throughout, ensuring warmth and energy efficiency.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

To the rear of the property, there is a well-maintained private garden, perfect for outdoor relaxation, along with ample residents' parking at the front for added convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





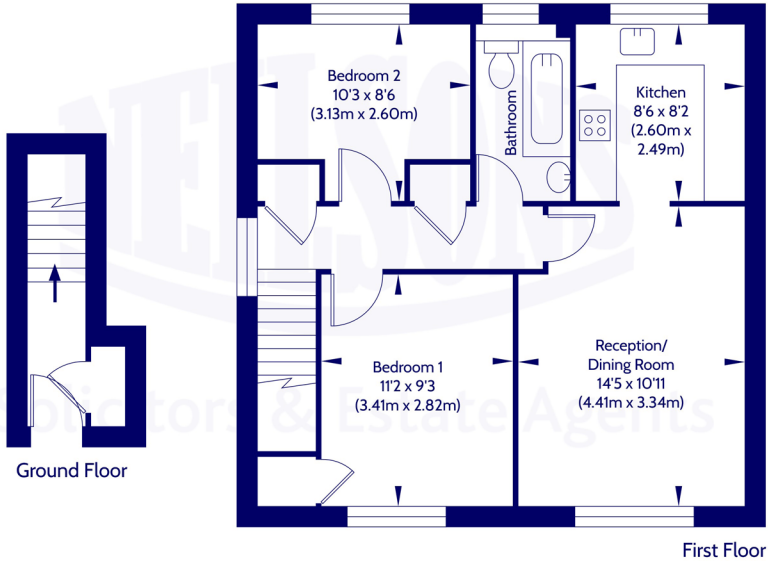
Location

Polton Court is situated within an established development in the 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. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 54.88 Sq M / 590 Sq Ft.



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.



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