Nestled within an established development in Polton, on the edge of Bonnyrigg, this end-terraced house offers an appealing three-bedroom family home with generous wraparound gardens.
The historic village of Polton, on the edge of Lasswade and Bonnyrigg, enjoys a tranquil semi-rural setting in beautiful Midlothian, yet is just a short drive from the capital.

Residents benefit from excellent local services and everyday amenities in neighbouring Lasswade and Bonnyrigg, including a range of high street shops and independent retailers, cafes, pubs, bars and restaurants. Lasswade is also home to a leisure centre with a swimming pool, a well-equipped gym and a choice of fitness classes. More extensive retail and leisure is available just a short drive away in Dalkeith or at Straiton Retail Park. With River North Esk, beautiful parks and dense woodland on its doorstep, Polton is also perfect for outdoor enthusiasts. Fantastic equestrian facilities are on offer at Edinburgh & Lasswade Riding Centre and there are also several country parks and golf courses nearby. Early years, primary and secondary education is provided in neighbouring Bonnyrigg, with a choice of independent schools and childcare options also available nearby. Polton is served by excellent public bus links into Edinburgh City Centre and East Lothian; nearby Eskbank station also operates frequent rail services to Edinburgh Waverley. Polton is just a ten-minute drive from Edinburgh City Bypass for swift connections to the M8/M9 motorway network, Queensferry Crossing and Edinburgh Airport.
8 WALKER PLACE

Enjoying a tranquil setting in Polton, on the edge of Bonnyrigg and within seconds’ walk of the beautiful Midlothian countryside, this end-terraced house represents an appealing proposition for young families and commuting professionals, or an attractive buy-to-let investment. Internally the three-bedroom home offers scope for modernisation and personalisation; externally its wraparound gardens are bathed in natural light from dawn until dusk.

Positioned behind a neat front lawn, the front door opens into an inviting hall with a WC and a walk-in store. To the right, the large living/dining room is bathed in light from dual-aspect windows to the front and rear, and provides a versatile blank canvas to suit endless configurations.

The living/dining room is conveniently connected to the kitchen, which in turn allows access to both the rear garden and the entrance hall. The kitchen is currently equipped with ample fitted storage and workspace, plus an integrated four-burner gas hob and an integrated electric multi-function oven. Further provision is made for a freestanding fridge freezer and an undercounter washing machine. Upstairs there are two double bedrooms with built-in wardrobes/storage, plus a good-sized single bedroom with a built-in cupboard. The double bedroom to the rear also boasts westerly views to the rugged Pentland Hills. The bright three-piece bathroom is immaculately tiled in white and features a shower-over-bath, a pedestal basin and a close-coupled toilet. The landing also allows access to the floored loft via a hatch and pull-down ladder. Double-glazed windows and gas central heating guarantee year-round comfort and efficiency.

Owing to its end-terrace position, the property benefits from extra-large gardens to the front, side and rear, which enjoy wonderful all-day sun courtesy of their east-west orientation. The rear garden features a shed and a drying area. Ample parking is available on Walker Place and in the shared parking square to the rear.

Extra: all fitted floor coverings, window coverings, light fittings, washing-machine, fridge freezer and lawnmower to be included in the sale.

EPC Rating - D.
“...Upstairs there are two double bedrooms with built-in wardrobes/storage, plus a good-sized single bedroom with a built-in cupboard. The double bedroom to the rear also boasts westerly views to the rugged Pentland Hills...”
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These particulars are believed to be accurate but are not guaranteed and do not form part of any contract. All measurements are taken in metres with laser meter and are approximate. Appliances mentioned in these particulars are believed to be in working order but have not been tested. Our client reserves the right to accept an offer without fixing a closing date, and if a closing date is fixed our client will not be obliged to accept the highest or indeed any offer. The seller reserves the right to reject any subjective offers. The date of entry may be material.