





SA &T

6a Polton Avenue Road Bonnyrigg, EH19 2NX

2 | 1 | 1 | EPC Rating C | Council Tax Band B





“ A well-proportioned, mid-terraced, two storey villa, ideal for first time buyers and more ”

Features

- Popular Development, close to schooling and greenery
- Two double bedrooms
- Ideal for first time buyers, investors and downsizers
- Double glazing and gas central heating
- Open Plan Living/ Dining/ Kitchen





Now available £5000 under the Home Report valuation!

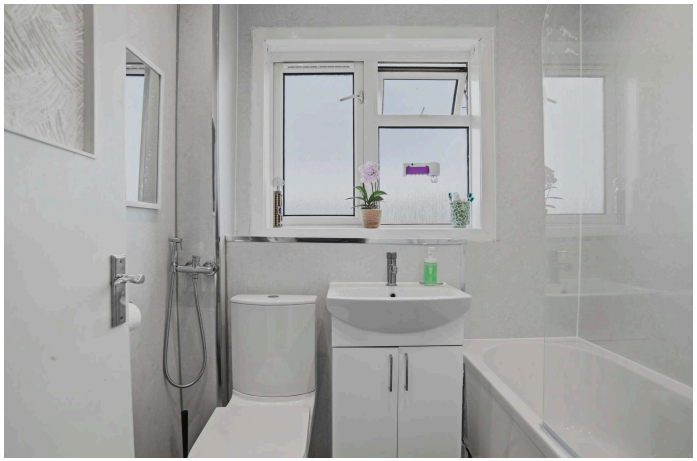
6a Polton Avenue Bonnyrigg is a well-proportioned, mid-terraced, two storey villa, situated in an established residential development, in the popular Midlothian town of Bonnyrigg.

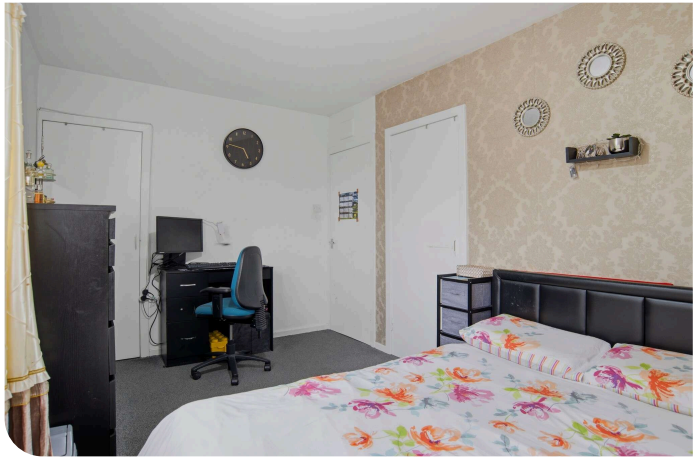
The property offers an excellent opportunity for first time buyers, downsizers and investors to acquire a spacious two bedroom home.

Full double glazing and gas central heating ensures a comfortable living environment and there are good sized gardens to both the front and rear.

The home offers an L-shape, open-plan ground floor, with the kitchen, dining area and living room all being open to each other, which is perfect for entertaining.

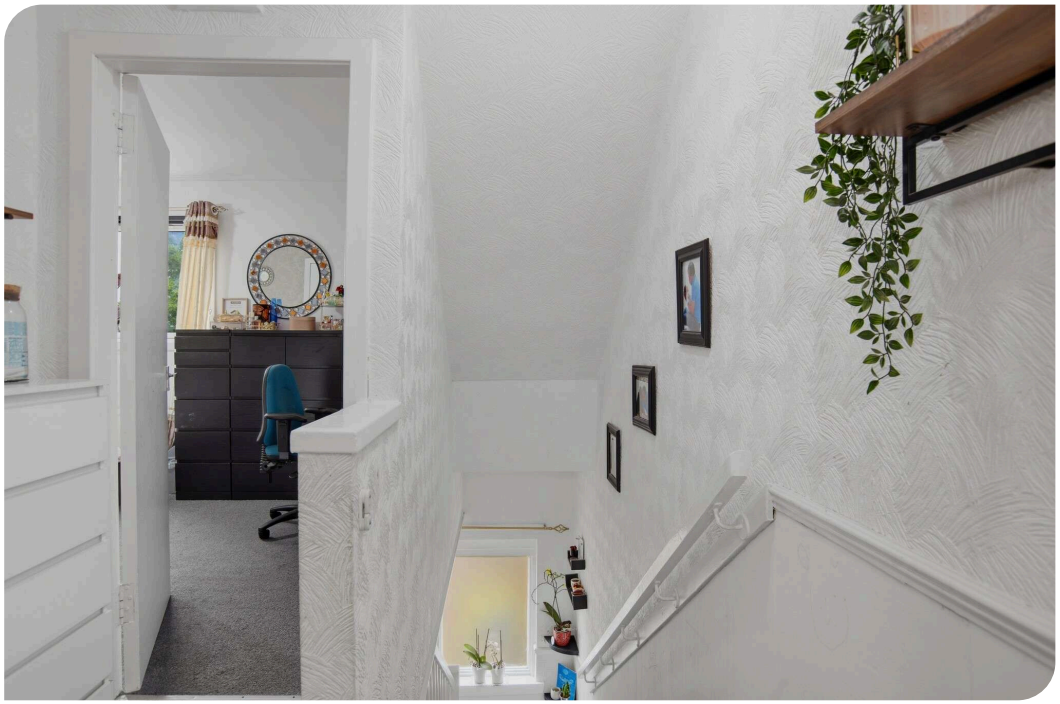
Another key feature is a modern bathroom with wet wall panels, servicing the two bedrooms.











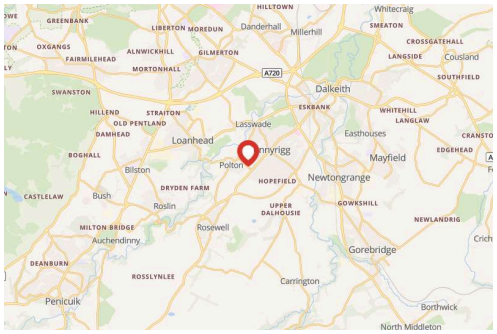


The accommodation comprises of; the hall, living room/dining room/ kitchen, with windows to the front and rear, allowing lots of natural light to flow through. The good sized kitchen area is fitted with base and wall mounted units and a door leading to the garden.

A staircase then leads to the upper hall, two double bedrooms, one to the front with an open outlook and one to the rear, with a view over the garden. The property is served by the family bathroom, with a shower over bath and vanity unit with storage.

The property boasts private gardens to both the front and rear of the property and has access to ample on-street parking.









Location

The town of Bonnyrigg provides an excellent array of amenities which include a selection of everyday shops, grocers, pharmacies, hair dressers, newsagents, coffee shops, a Tesco Local and an excellent Co-op supermarket. There is also a dentist and a large medical practice situated on the High Street. Further shopping facilities at the nearby Straiton Retail Park, which has a Marks and Spencers Food and further high street retailers.

There are good schools within the local catchment area at both primary and secondary levels, including Lasswade High School, which has an excellent sports facility, swimming pool and library, open to the public.

The surrounding open countryside offers many pleasant walks and cycle paths and there are also a number of excellent Golf Courses, which include, Broomieknowe, Kings Acre and Newbattle. An excellent public transport service operates to and from the city centre and to surrounding towns and villages. The Edinburgh city by-pass is only a short distance from the property and gives ease of access to both East and West Lothian and the city centre.



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Shed
Approx. 2.2 sq. metres (23.7 sq. feet)

Ground Floor
Approx. 36.9 sq. metres (397.2 sq. feet)

First Floor
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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