

# 2 Old Market Place

BONNYRIGG, MIDLOTHIAN, EH19 2BS



*larger than average one-bedroom apartment, located at the first-floor level within a contemporary development*



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McEwan Fraser Legal is delighted to present this larger than average one-bedroom apartment, located at the first-floor level within a contemporary development offering secure access to a resident car park and garden. This is a superb central location very close to the town's varied amenities and with easy access to the A7 and Eskbank Railway Station.

# THE LIVING ROOM



This beautifully presented home benefits from an abundance of natural light and is offered to the market in true walk-in condition. Within the fashionably open plan public room, French windows fronted by a Juliette balcony allow a pleasant outlook across to the traditional Church building directly opposite.

# THE KITCHEN



The kitchen area has been smartly fitted out with white matt units and a full range of integral appliances.



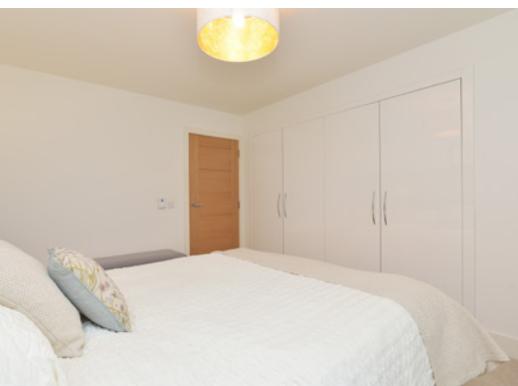
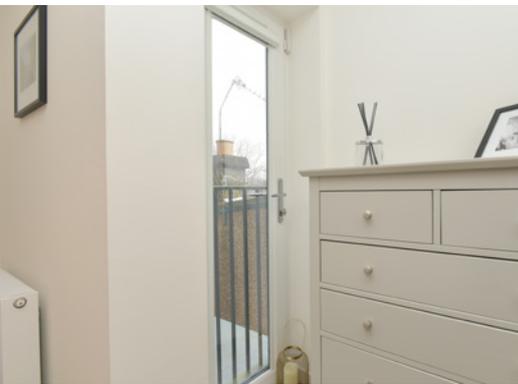


Twin built-in wardrobes provide excellent storage within the double-sized bedroom, which has a large window with fixed shutters. A modern white suite in the bathroom is set against attractively tiled surrounds and flooring.

# THE BATHROOM



# THE BEDROOM

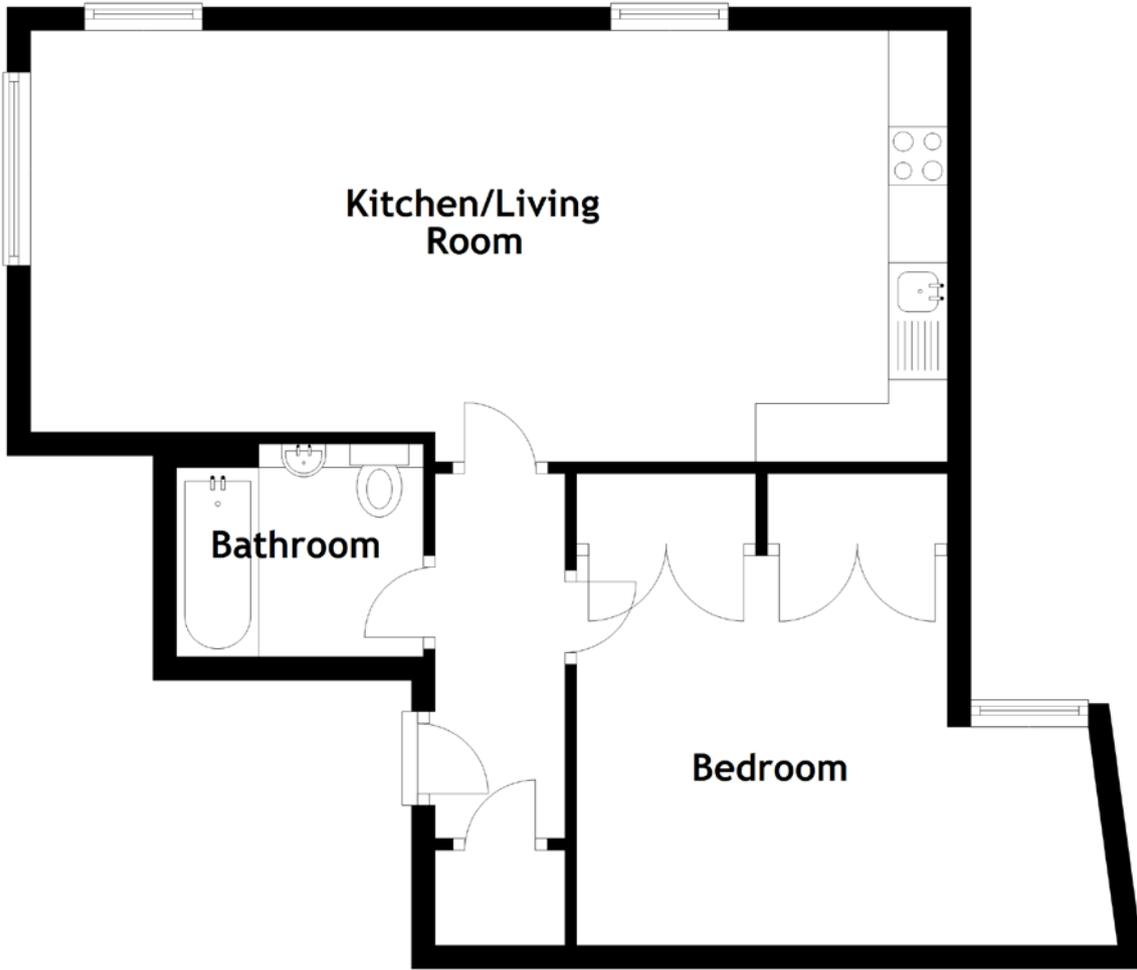


Residents can enjoy the security of this gated development and make use of the facilities, including a well-kept garden with lawn and bench, private parking and a bike store.

# EXTERNALS



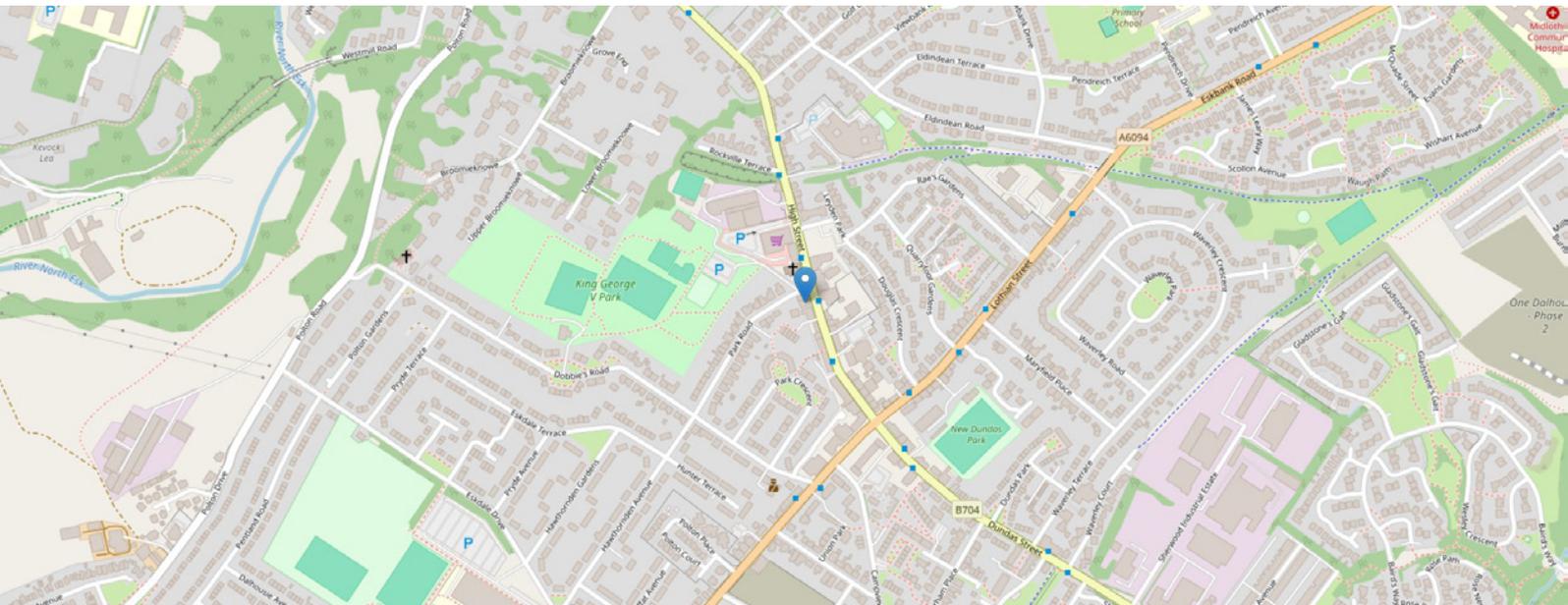
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 7.79m (25'7") x 3.69m (12'1")  
Bathroom 2.10m (6'11") x 1.82m (6')  
Bedroom 4.60m (15'1") x 3.33m (10'11")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.





Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and post office services. Each Thursday there is a lively street market. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

Within the town there is a library, a swimming pool with additional leisure facilities, tennis courts, a golf courses at Broomieknowe and Newbattle. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities. There are primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk rout is within the easiest possible reach. Bonnyrigg may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.



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