





Offering a desirable home in a move-in condition, this two-bedroom first-floor flat offers an ideal home for first-time buyers, young families, professionals, couples, and rental investors alike, and it forms part of an attractive modern development in Bonnyrigg. The property is presented with stylish, contemporary interiors and further benefits from access to well-kept shared grounds and an allocated parking space. Bonnyrigg is home to excellent amenities such as a range of shops, schools (there is a primary school less than five minutes' walk away), road and bus links, and open spaces, with the Pentland Hills Regional Park within 15 minutes' drive.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, washer/dryer, and fridge/freezer, and a freestanding undercounter freezer, and window blinds will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- First-floor flat in a modern development in Bonnyrigg
- Close to local amenities
- Well-presented, stylish and contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Semi open-plan kitchen, living and dining room
- Two double bedrooms
- Chic, contemporary shower room with excellent storage
- Well-maintained shared grounds
- Allocated parking space



"THIS TWO-BEDROOM
FIRST-FLOOR FLAT IS
SURE TO APPEAL TO A
WIDE DEMOGRAPHIC."



EPC RATING:

B

COUNCIL TAX BAND:

C

VIEWINGS

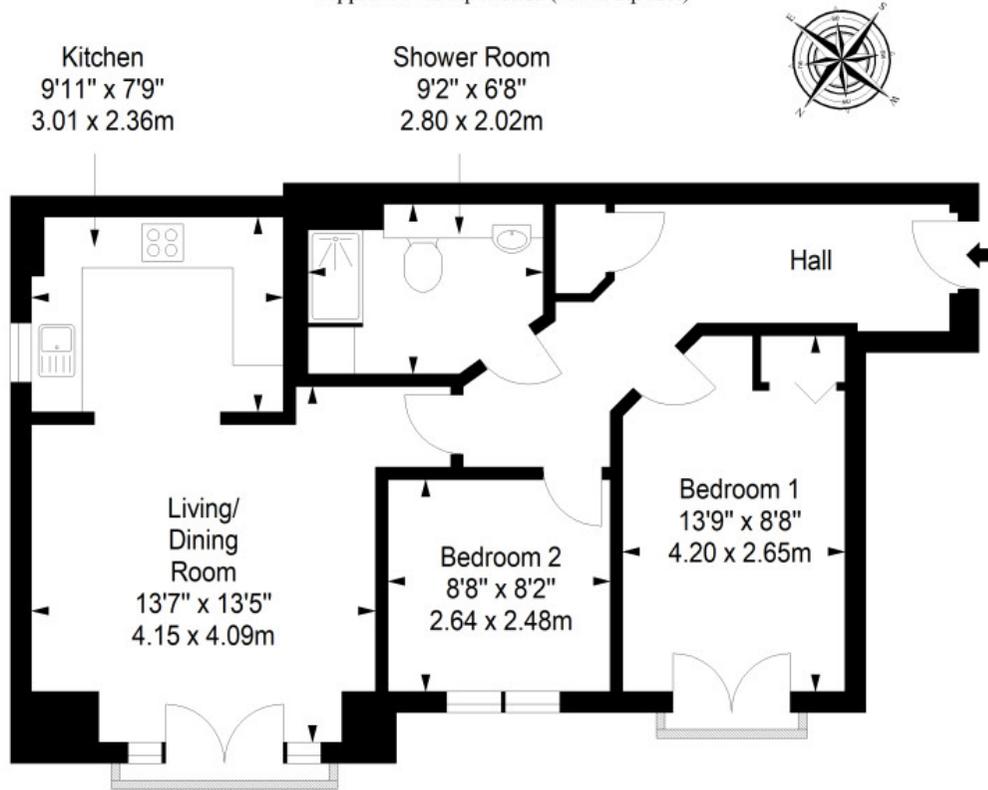
By appointment with Gilson Gray on 01620 893 481



GILSONGRAY.CO.UK

First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

@gilsongrayprop | gilson gray property | @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.