



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# Flat 1, 2A Polton Street

Bonnyrigg EH19 3HA

# Flat 1, 2A Polton Street

Nestled just off Bonnyrigg high street, this elegant top-floor apartment offers desirable modern living and interiors. With lovely views of rolling countryside from the rear, this home promises a serene retreat while being conveniently close to all amenities.

Step inside through a secure entry system to find an elegantly designed living space that exudes contemporary charm. The sleek white-washed walls create a city apartment feel, while expansive windows bathe the rooms in abundant natural light. The heart of this home is the chic dual aspect kitchen, fully equipped with fully integrated appliances. Its modern design facilitates effortless entertaining and everyday living. This apartment boasts two bright, well-proportioned double bedrooms, each offering a tranquil haven for rest and relaxation. The stylish three-piece bathroom includes a shower over the bath, and chrome ladder radiator.

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## Property Summary

- Peaceful setting, just off Bonnyrigg high street
- Abundance of natural light
- Lounge/diner
- Sleek white kitchen
- Two bright double bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Free parking to rear
- EPC Rating - D | Council Tax Band - C

Home Report Value - £140,000







Top floor  
position, offers  
views over rolling  
countryside





Ample free parking to rear of property.

Extras: all fitted floor coverings, window blinds, light fittings and all integrated kitchen appliances, to be included in the sale.

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**dream property!**



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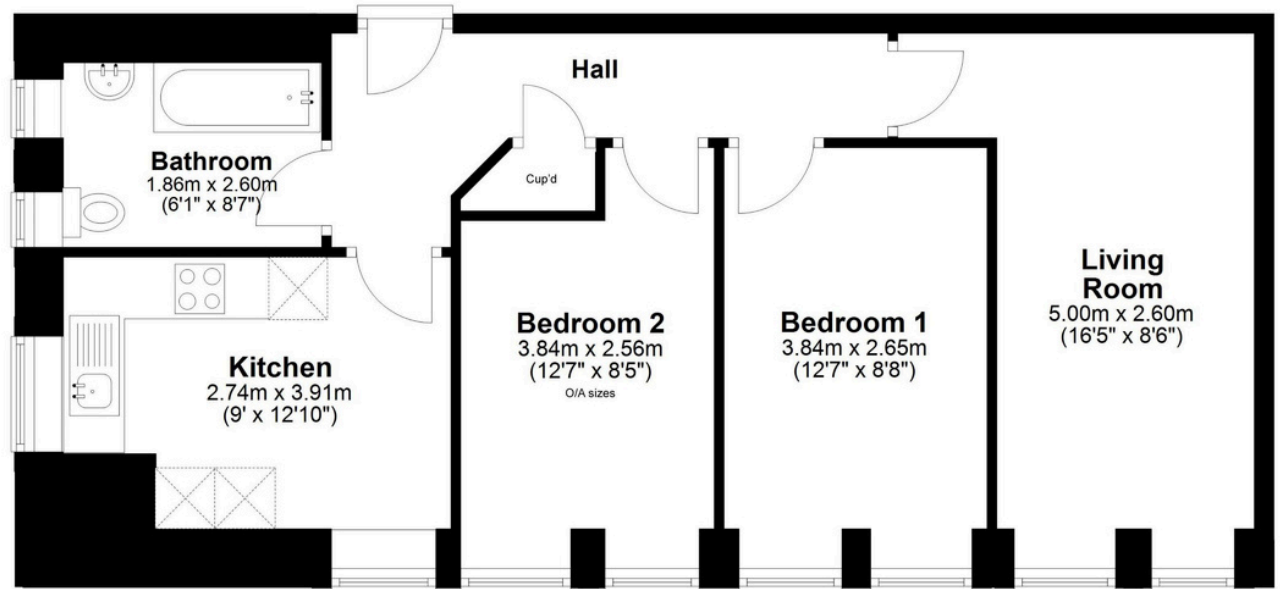


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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Second Floor**  
Approx. 62.7 sq. metres (675.0 sq. feet)



FLAT VIEW FROM KITCHEN



## Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of the city centre and excellent transport links, including the nearby city by-pass and the Borders railway, with station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders. The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead. Numerous leisure opportunities are available, with three local golf courses, many walking options, with Roslin Glen Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool. A good selection of schooling is catered for from primary to secondary.