



37 Polton Court

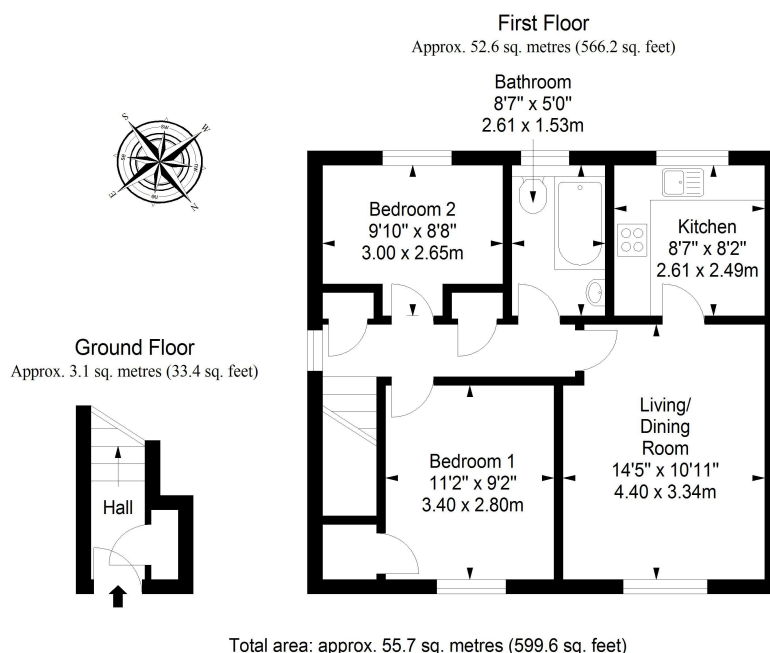
Bonnyrigg, EH19 3HF

Offers Over £145,000

Viewings: Please call 07771 636 143

An Appealing Upper Villa Nicely Located Within A Small, Neighbourly Crescent With Private Garden Space, Residents Parking And Readily Accessible Shopping & Schools

- Living-Dining Room
- Kitchen
- 2-Bedrooms
- Bathroom
- Hallway
- Good Integral Storage
- Gas Central Heating
- Double Glazing
- Garden Space
- Residents Parking



The Accommodation

This appealing upper villa occupies a corner position within a small modern crescent of similar properties with private and communal grounds including a small play park. There is free residents parking and the property is conveniently located for accessing shops and schools. The flat benefits from double glazing and gas central heating with a Vaillant Ecofit combi boiler and is presented in predominantly light, neutral toned decor with fitted floor coverings.

The property will appeal to a wide audience, so early viewing is recommended. To arrange a viewing, please call 07771 636 143.

The property is accessed via its own ground floor door with carpeted stair leading to the upper hallway, which benefits from natural light via the window with a view toward the distant East Lothian hills.

The well proportioned **reception room** offers capacity to accommodate standard **living room** plus modest **dining** furniture and has a pleasing outlook to the front via the twin windows.

The **kitchen** is accessed directly from the living room and provides further space for a modest breakfast table. There is plentiful storage and worktop space provided by the fitted base and wall-mounted units with an outlook from the sink to the rear. There is space for a full height fridge-freezer and the washing machine is included in the sale along with the integral gas hob and electric oven.

The main **double bedroom** benefits from an integral wardrobe and enjoys a front facing outlook, whilst the **second bedroom** is to the rear. The **bathroom** incorporates an electric shower over the bath and the white sanitaryware is complemented by modern shower walling and tiling to wet areas along with a heated towel ladder and mirrored storage cabinet...

The property benefits from generous **integral storage**, including a lower hall cupboard, two upper hall cupboards and an attic.

Externally, there is a private **paved garden area** to the rear, which is shared with the lower flat. There are resident's **parking** spaces and well maintained communal grounds around the development. The location is ideal for accessing local shops and schools.

Location

The popular commuter town of Bonnyrigg lies just outside the Edinburgh City Bypass, so quick access by car can be assured to many parts of the city and beyond. The thriving town continues to develop and the area offers a diversity of shopping, services, restaurants and schools. There is a modern sports centre and swimming pool in the town, whilst the surrounding countryside provides an attractive setting for outdoor activities including riverside walks and golf courses. There are regular bus services to and from Edinburgh city centre and the Borders Railway link with a station at Eskbank and Newtongrange provides a fast link into Edinburgh or southward to Galashiels.

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



Your Personal Professional Property Service

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