

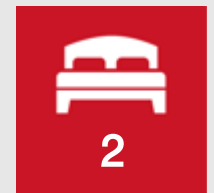


**Thorntons**  
The right way to move

5 Otterburn Grove, Bonnyrigg,  
Midlothian EH19 3SE



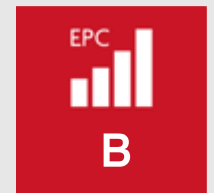
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2



1



B





## Summary

This well-proportioned first-floor two-bedroom flat offers 58 sq m (619 sq ft) of bright, functional living space. A welcoming hall with a large storage cupboard leads to a spacious living/dining room with a Juliette balcony, and a well-equipped kitchen just off it. The main double bedroom features its own Juliette balcony, while the second bedroom includes a built-in wardrobe. A modern bathroom, gas central heating, and double glazing add to the comfort. Residents benefit from an allocated parking space, shared garden grounds, and a factoring service via First Port (approx. £40/month).

## Features

- First floor flat
- Central hallway with large storage cupboard
- Generous living/dining room
- Kitchen
- 2 Bedrooms
- Bathroom
- Allocated communal parking space
- Well maintained communal grounds
- Juliette Balconies offering natural light
- Gas central heating and double glazing

## Room Measurements

Living/Dining 14'6" x 13'3" (4.42m x 4.04m)

Kitchen 9'5" x 7'8" (2.86m x 2.34m)

Bedroom 1 14'3" x 8'9" (4.34m x 2.66m)

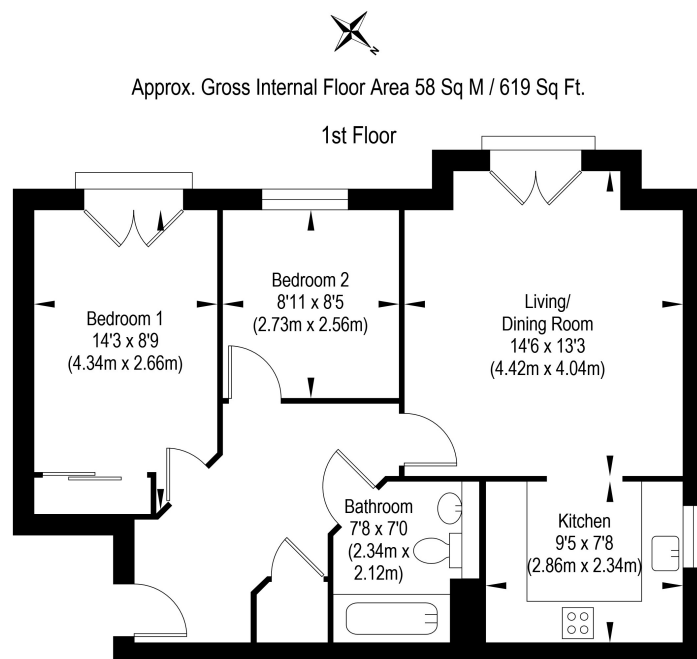
Bedroom 2 8'11" x 8'5" (2.73m x 2.56m)

Bathroom 7'8" x 7'10" (2.34m x 2.12m)





# Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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