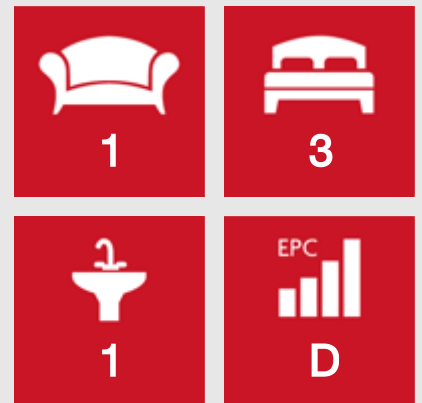




Thorntons
The right way to move

97a Polton Street, Bonnyrigg,
Midlothian EH19 3DJ





Summary

This well-laid-out three-bedroom property offers balanced and functional accommodation across two levels, totalling approximately 80.83 sq m (870 sq ft). It comprises a spacious living/dining room, a compact yet functional kitchen, a shower room, and three bedrooms of varying sizes. Ideal for families, downsizers, or investors seeking a manageable and practical living space. The town offers a range of amenities such as primary and secondary schools, healthcare facilities, shops, and leisure options, along with access to nearby parks and green spaces. Bonnyrigg's blend of convenient location, local services, and community atmosphere makes it popular with families and commuters alike.

Features

- Upper 3 Bedroom flat
- Large open-plan living/dining room
- Compact modern kitchen
- Family-sized shower room
- Approx. 870 sq ft internal space
- Good public transport links
- Ideal for a variety of buyers
- Gas CH & DG
- EPC D
- Close to Bonnyrigg town centre

Room Measurements

Living/Dining Room: 19'8" x 13'3" (5.99m x 4.05m)

Kitchen: 9'9" x 6'7" (2.98m x 2.00m)

Bedroom 1: 12'10" x 10'10" (3.92m x 3.31m)

Bedroom 2: 13'6" x 8'0" (4.11m x 2.45m)

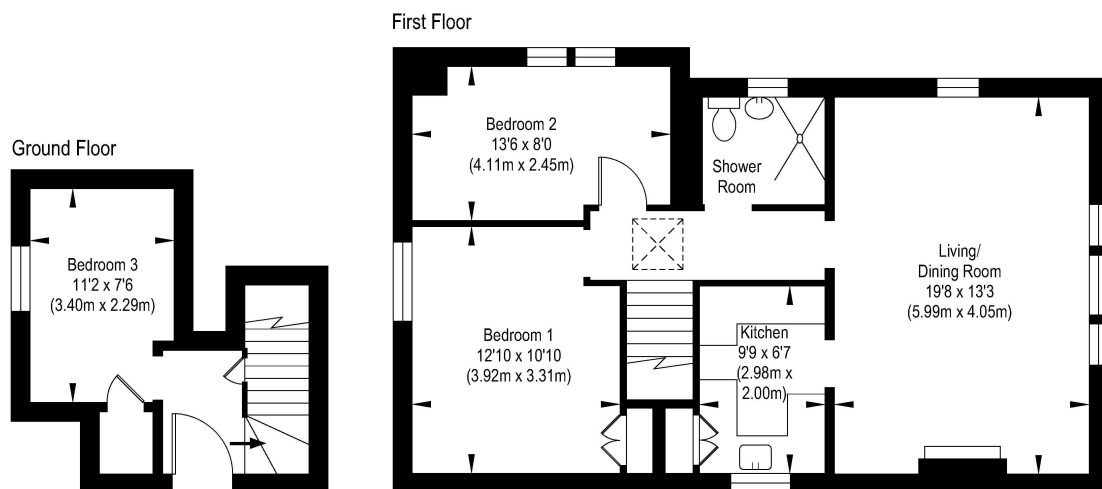
Bedroom 3: 11'2" x 7'6" (3.40m x 2.29m)



Floorplan



Approx. Gross Internal Floor Area 80.83 Sq M / 870 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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