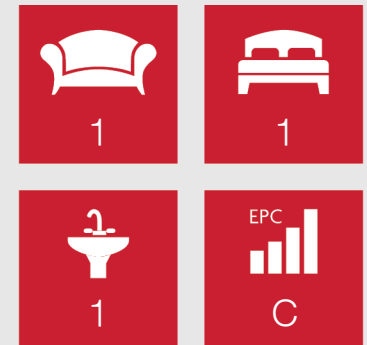




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## 23 Leyden Place

Bonnyrigg, Midlothian  
EH19 2DD







## Summary

Situated on an established street in Bonnyrigg, this one-bedroom upper flat would be perfect for first-time buyers, downsizers, and those looking for a rental investment, and it boasts predominantly south-facing, sun-filled accommodation. The flat has its own private garden area and access to unrestricted on-street parking, and it benefits from close proximity to Bonnyrigg and neighbouring Lasswade's amenities, including shops, transport links connecting across the county and further afield, leisure and fitness facilities, and a wealth of green space.

Extras: The property shall be sold as seen.

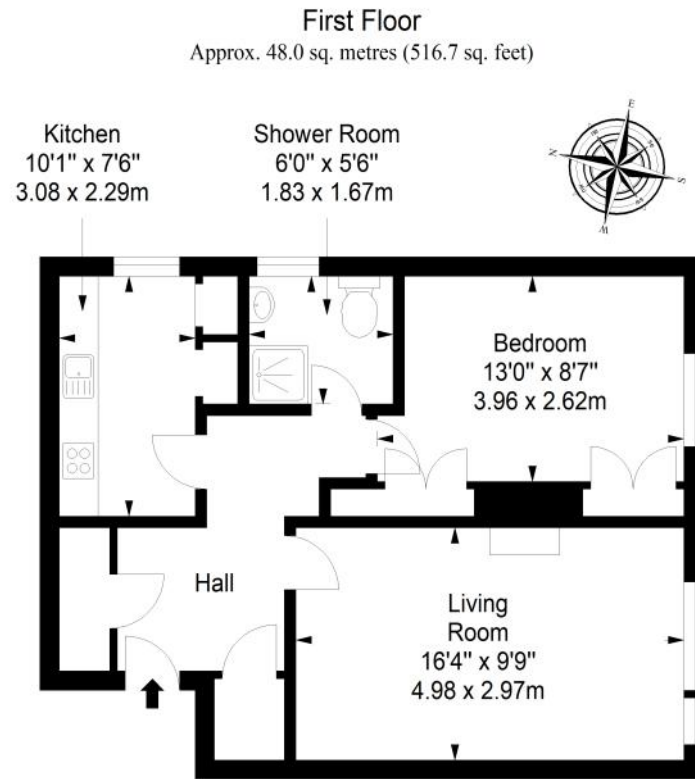
## Features

- Upper flat in Bonnyrigg
- Shared entrance and stairwell
- Hallway with built-in storage
- South-facing living room
- Bright fitted kitchen
- Sunny double bedroom with built-in wardrobes
- Three-piece shower room
- Private garden area
- Unrestricted on-street parking
- Gas central heating and double glazing





# Floorplan



Total area: approx. 48.0 sq. metres (516.7 sq. feet)

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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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