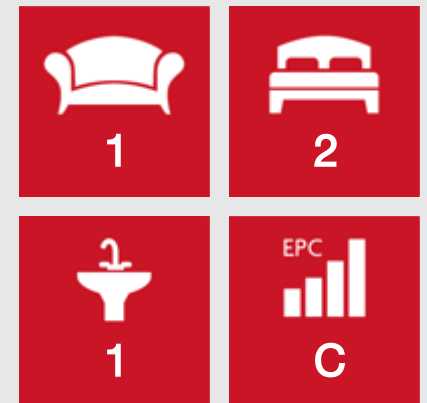




Thorntons
The right way to move

32 Polton Court, Bonnyrigg,
Midlothian EH19 3HF





Summary

This property offers an excellent opportunity for first time buyers, buy to let investors or those downsizing. Upon entry, the home opens into a welcoming hallway leading to a bright living/dining room with ample space for both lounge and dining furniture. The adjacent kitchen is efficiently designed, offering generous worktop space and storage. The flat features two bedrooms: a well-sized main bedroom and a second bedroom ideal for guests, a nursery, or home office use. A neatly appointed bathroom completes the accommodation. The property benefits from private garden ground to the front and rear. Gas central heating warms the property and the flat is fully double glazed.

Features

- Ground Floor Flat
- Situated in a well-maintained purpose-built block
- Approx. 49.05 sqm / 528 sqft of internal living space
- Spacious living/dining room
- Practical kitchen
- Two Bedrooms
- Modern bathroom with full suite
- GCH; DG; EPC - C
- Close to local amenities
- Ideal for first-time buyers, investors, or downsizers

Room Measurements

Living/Dining Room: 14'5" x 10'1" (4.40m x 3.08m)

Kitchen: 8'7" x 8'0" (2.62m x 2.43m)

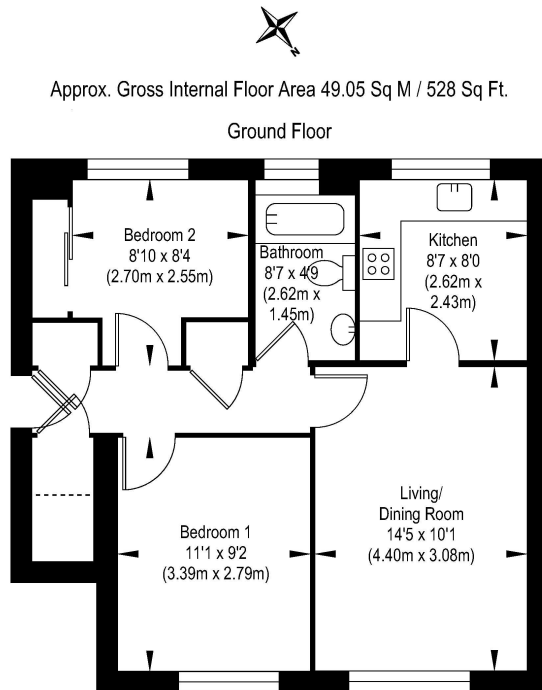
Main Bedroom: 11'1" x 9'2" (3.39m x 2.79m)

Bedroom 2: 8'10" x 8'4" (2.70m x 2.55m)

Bathroom: 8'7" x 4'9" (2.62m x 1.45m)



Floorplan



Approx. Gross Internal Floor Area 49.05 Sq M / 528 Sq Ft.

Ground Floor

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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