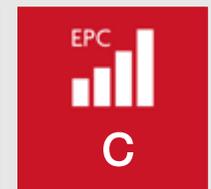




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22 Polton Court, Bonnyrigg,  
Midlothian EH19 3HF





## Summary

Lower main door flat which offers well-proportioned accommodation, benefits from private gardens to the front and rear, and comprises: entrance hall with storage, a bright sitting room, kitchen with white goods included, two double bedrooms, one of which benefits from built-in wardrobes, along with a bathroom fitted with an electric shower over the bath. The property has been recently redecorated, providing a fresh and modern feel throughout. Additional benefits include gas central heating, double glazing, and residents' parking (unallocated).

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## Features

- Lower main door two-bedroom flat
- Bright living / dining room
- Kitchen with white goods included
- Two double bedrooms
- Built-in wardrobes in the second bedroom
- Bathroom with electric shower over the bath
- GCH; DG; EPC - C
- Recently redecorated throughout
- Private gardens to the front and rear
- Residents' parking (unallocated)

## Room Measurements

Living / Dining Room: 14'6" x 10'3" (4.42m x 3.12m)

Kitchen: 8'6" x 7'11" (2.60m x 2.40m)

Bedroom 1: 11'3" x 9'1" (3.43m x 2.76m)

Bedroom 2: 8'9" x 8'1" (2.67m x 2.47m)

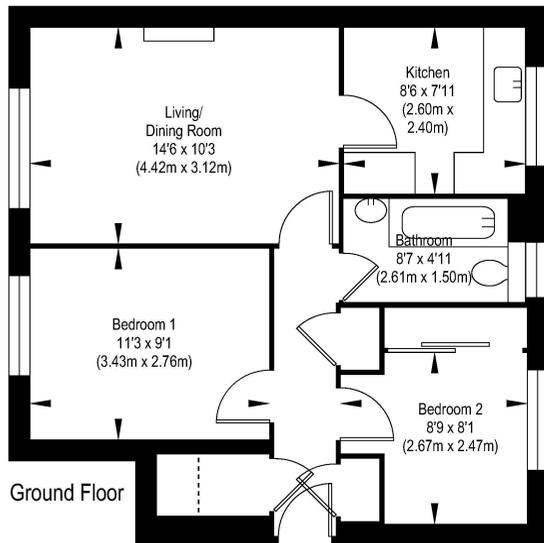
Bathroom: 8'7" x 4'11" (2.61m x 1.50m)



# Floorplan



Approx. Gross Internal Floor Area 48 Sq M / 516 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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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