



23 Leyden Place, Bonnyrigg, Midlothian, EH19 2DD

Light & Well-Presented, One-Bedroom, Dual-Aspect, First-Floor Flat

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Property Description

Light and well-presented, one-bedroom, dual-aspect, first-floor flat, forming part of an established residential development. Conveniently located on a quiet side street in the heart of Bonnyrigg, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, a double bedroom, and a shower room.

Highlights include a fitted kitchen with appliances, contemporary flooring throughout, and HIVE gas central heating. In addition, there is double glazing and superb integrated storage provision, including a generous loft space.

Externally, there is an enclosed shared drying yard to the rear, with unrestricted street parking on the surrounding streets.

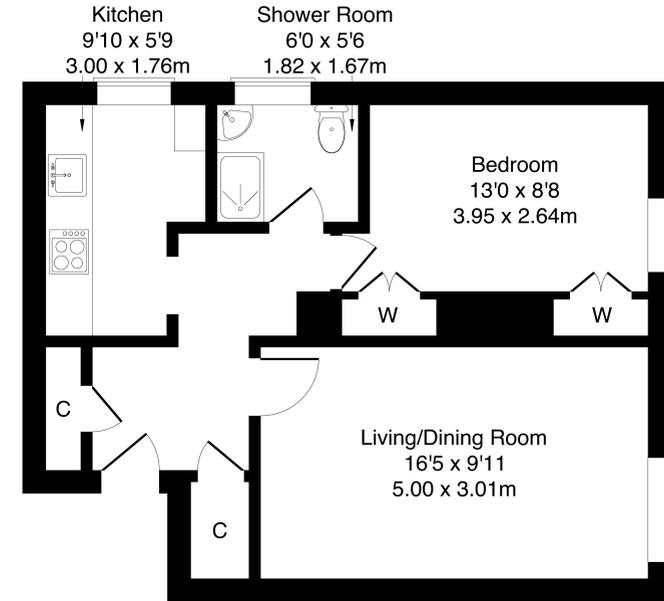
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. Set to the front, a generous living room features light decor, wood-effect flooring, and a fireplace. The room also offers generous proportions that can comfortably accommodate both lounge and dining furnishings. Located to the rear, the kitchen enjoys a side-aspect window and is fitted with contemporary wall and base units complemented by wood-effect worktops and a tiled surround. A sink with a drainer is in place, along with a range of freestanding appliances, including an electric cooker, fridge/freezer, and washing machine.

The front-facing double bedroom is well-sized and features wood-effect flooring together with excellent storage provision, including two built-in wardrobes. Completing the accommodation, the shower suite includes a mains shower and splash walls.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnyrigg is a thriving and well-connected residential town, offering excellent access to Edinburgh via the A7 and the city bypass, with frequent bus services providing easy travel to the city centre and beyond. The town itself offers a full range of everyday amenities along its high street, supported by nearby Straiton Retail Park, just four miles away, featuring a wide selection of popular high-street retailers. Residents benefit from local

facilities, including a library, health centre, and leisure centre with a swimming pool. Surrounded by green belt land, Bonnyrigg boasts an abundance of open countryside and recreational spaces, with nearby attractions such as Roslin Country Park, the Pentland Hills, and several golf courses offering outdoor activities and scenic escapes.





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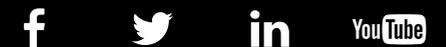
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