

19 Leyden Place

BONNYRIGG, EH19 2DD



*Spacious Two Bedroom Modern Flat In
The Heart of Bonnyrigg*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Bonnyrigg. The property is in walk-in condition.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is flooded by natural light and could be configured in various different ways.
- Fully equipped spacious kitchen with hob, oven and freestanding white goods.

THE KITCHEN



BEDROOM 1



- There are two spacious double bedrooms one of which has large built-in wardrobes and both are bright.
- One main bathroom which is modern and benefits from a three-piece shower room with an electric shower over the bath and heated towel rail.

BEDROOM 2



THE BATHROOM

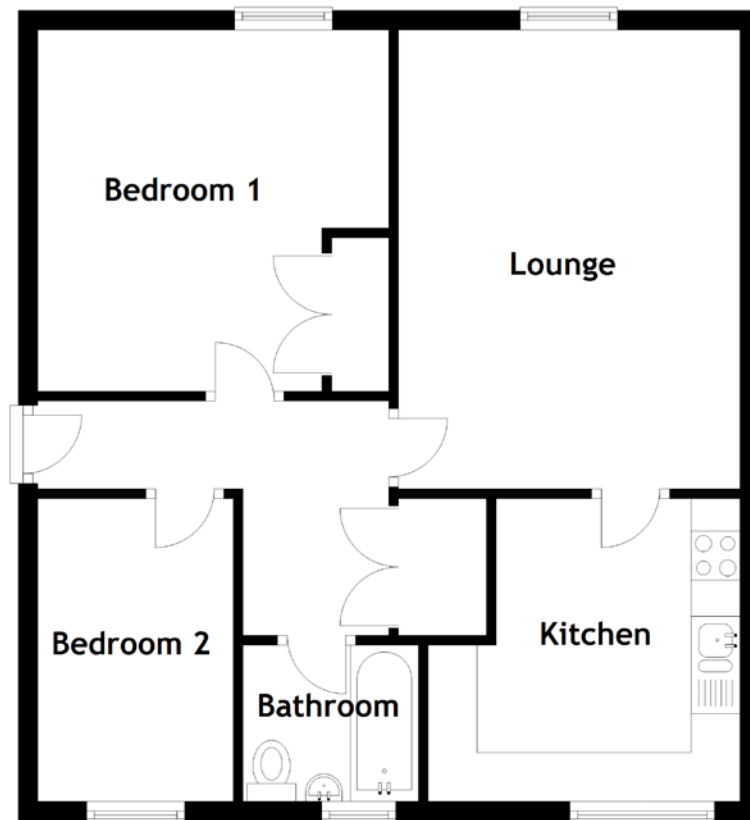


In addition, the property further benefits from full double glazing and gas central heating to make for a warm and cost-effective home, year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

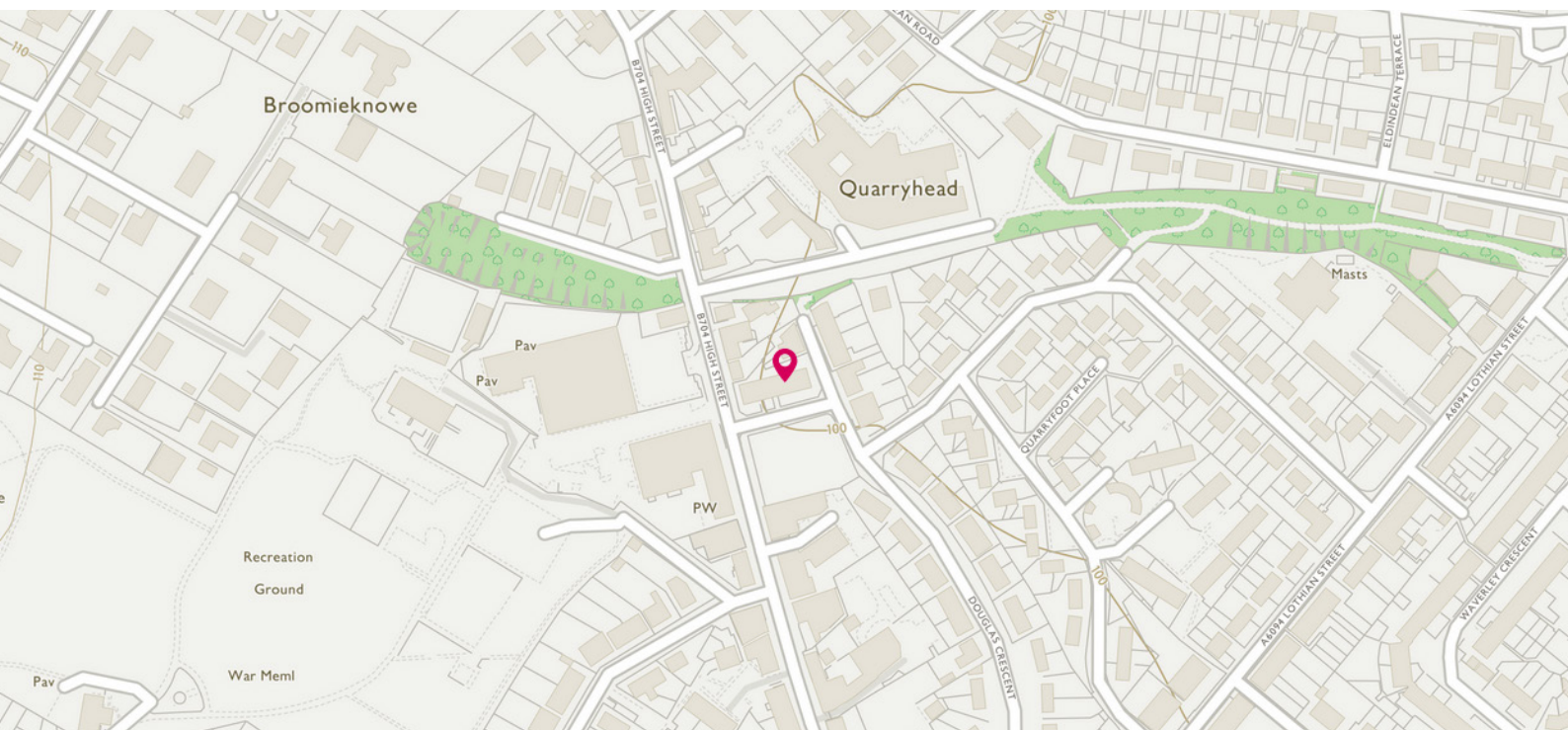


Approximate Dimensions (Taken from the widest point)

Lounge 4.70m (15'5") x 3.50m (11'6")
Kitchen 3.10m (10'2") x 2.50m (8'2")
Bedroom 1 3.70m (12'2") x 3.60m (11'10")

Bedroom 2 3.10m (10'2") x 2.00m (6'7")
Bathroom 1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²): 59m²
EPC Rating: C



THE LOCATION

Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh City Centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik to the west.





Bonnyrigg is a convenient location for easy access to Edinburgh or for anyone who is required to travel throughout Scotland perhaps in connection with their job. There are good local transport links to the City Centre via car, bus and the new Eskbank Train Station and the City Bypass can be reached in a matter of minutes making every major trunk route within easy reach.

Bonnyrigg itself provides excellent shopping, leisure and community facilities as well as essential services such as schools, doctors, dentists, Post Office and banking. The local Bonnyrigg Primary School is within a very short walking distance and the new Lasswade High School Centre offers excellent modern facilities including a library, swimming pool, multiple sports and clubs and the Midlothian gymnastics academy.

In addition, the town provides two bowling greens and easy access to several neighbouring golf courses including Broomieknowe and Kings Acre. Within just a five minute walk this semi-rural location offers easy access to the village of Lasswade for Esk Valley riverside walks and the highly rated "The Papermill" Restaurant and the more traditional "Laird and Dog Inn".

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