

# 1 Catherines Court

BONNYRIGG, MIDLOTHIAN, EH19 3JJV



*Ground-floor two-bedroom flat enjoys excellent proportions and is presented in excellent internal condition*



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McEwan Fraser is delighted to present this ground-floor two-bedroom flat which is offered to the market chain free. Enjoying fresh neutral décor, the property enjoys excellent proportions and is presented in excellent internal condition. Located within walking distance of the town centre, the property would make an ideal first-time buy or sound buy-to-let investment.

# THE LOUNGE



Internal accommodation is arranged around a central entrance hallway that includes two deep storage cupboards. The accommodation is focused on a generous lounge which is neutrally decorated and boasts ample floor space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space.

# THE KITCHEN



The separate kitchen includes a good range of base and wall-mounted units that offer plenty of prep and storage space. The gas hob and electric oven are integrated. Further space is provided for freestanding appliances.



There are two good-sized double bedrooms, both with double wardrobes with mirror sliding doors. The bathroom is fitted with a three-piece white suite with a newly fitted shower over the bath, heated towel rail and window to the rear.

Further benefits include gas central heating with a new boiler fitted around 2 years ago, double glazing, residents' car park, shared drying green and a secure entry system.

## THE BATHROOM



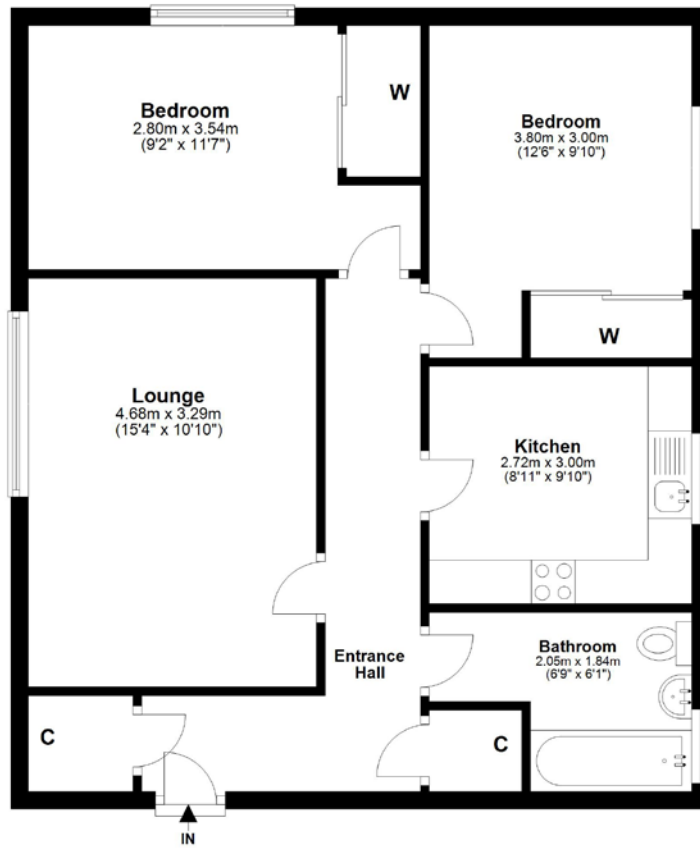
# BEDROOM 1



# BEDROOM 2



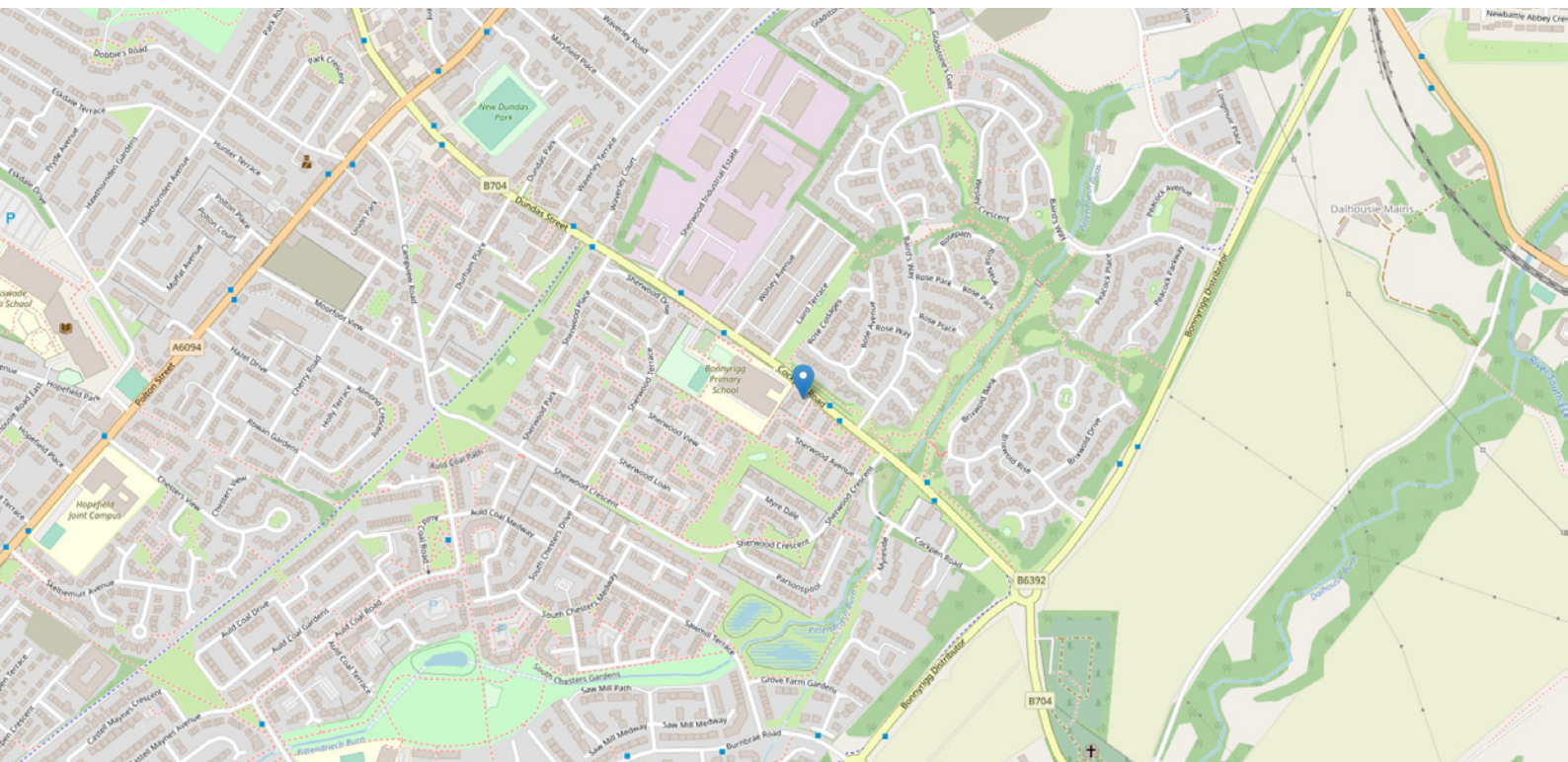
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Furniture available by separate negotiation.



# 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.







The town offers 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 or the new Eskbank Train Station. The City Bypass can be reached in a matter of minutes making every major trunk route easily accessible.

Bonnyrigg itself provides excellent shopping, leisure and community facilities including a nearby Tesco, as well as essential services such as schools, doctors, dentists, Post Office and banking. The local Burnbrae 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.



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