




McEwan Fraser Legal

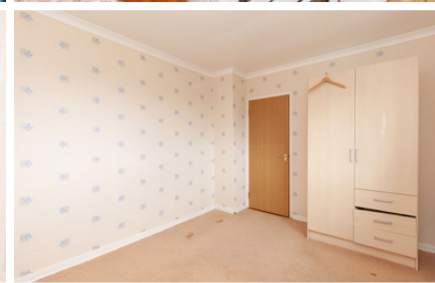
Solicitors & Estate Agents

0131 524 9797

33 Polton Avenue Road

BONNYRIGG, MIDLOTHIAN, EH19 2PB

33 POLTON AVENUE ROAD



McEwan Fraser Legal are delighted to bring to the open market this two-bed semi-detached family home. The property would make an ideal first time buy or buy-to-let investment.

In more detail, the property consists of a

hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, generous worktop space, space for cooker, washing machine, tumble dryer and fridge freezer. Access to the back garden can

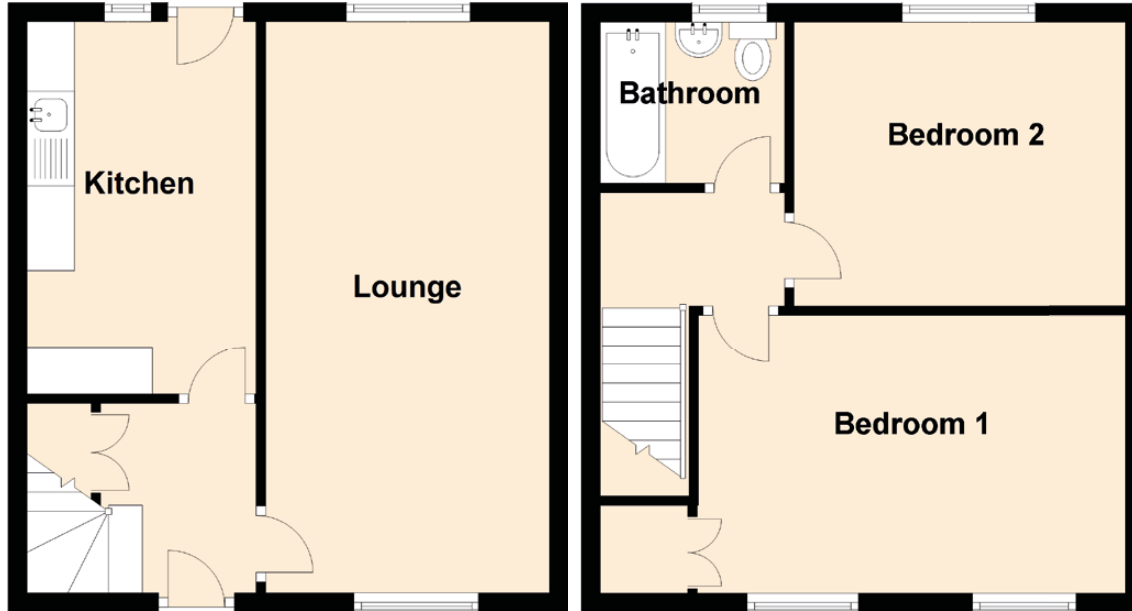
also be found here. On the upper-level access to the attic can be found, there are two bright and airy bedrooms both allowing for free standing furniture and different configurations. The master also

benefits from built-in storage. The bathroom completes the property internally with shower over bath, wash hand basin and WC. Externally the front garden is a mixture of mature bushes and plants, there is a driveway

to the side with a wooden garage, the back garden has a patio area and is also laid to lawn. The property also benefits from electric heating, solar panels and double-glazed windows.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.

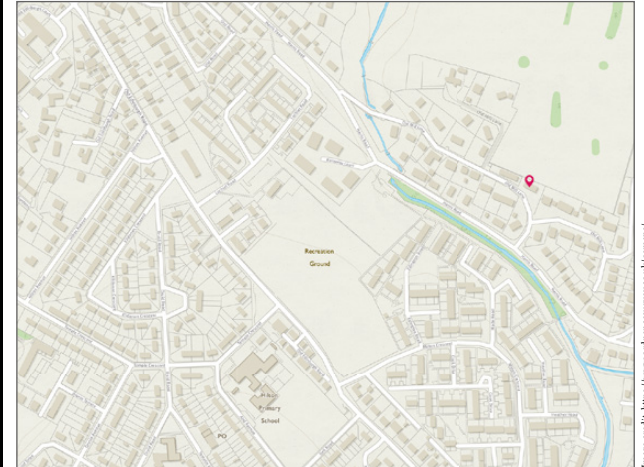
THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	6.04m (19'10") x 3.00m (9'10")
Kitchen	3.94m (12'11") x 2.42m (7'11")
Bedroom 1	4.56m (15') x 2.97m (9'9")
Bedroom 2	3.54m (11'7") x 3.03m (9'11")
Bathroom	1.97m (6'6") x 1.72m (5'8")

Gross internal floor area (m²): 67m² | EPC Rating: E




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Part
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Text and description
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