



16H

**16H SAW MILL COURT
BONNYRIGG
MIDLOTHIAN
EH19 3GR**

This modern first floor apartment forms part of a popular residential development close to amenities and very well placed for commuting.

Security entry, reception hallway, lounge/dining room, modern fitted kitchen, two bedrooms and bathroom.

Gas central heating and double glazing. Shared garden grounds incorporating a private parking space directly in front of the property.



GENERAL DESCRIPTION

This modern first floor apartment forms part of a popular residential development close to amenities and is very well placed for commuting. The accommodation comprises - reception hallway with storage cupboard off; bright lounge / dining room with French doors opening onto Juliet balcony and enjoys east facing views; modern fitted kitchen with window to the side; front facing double bedroom one with French doors opening onto a Juliet balcony and features a built-in wardrobe; Bedroom two with front facing window and built-in wardrobe; modern bathroom with white three piece suite and shower over the bath. The property's specification includes gas central heating and all windows are double glazed. Externally the property is set within shared garden grounds and benefits from having its own private parking space directly in front of the property.



SITUATION

The apartment is located within the popular Midlothian town of Bonnyrigg, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets on hand. There is further shopping in nearby Dalkeith, whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas including a nearby train station at Eskbank. The City bypass and main motorway networks are also within easy reach.



ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM

14'7" x 13'6" 4.44m x 4.12m

KITCHEN

13'0" x 6'0" 3.96m x 1.84m

BEDROOM 1

13'1" x 8'4" 4.00m x 2.56m

BEDROOM 2

10'1" x 7'6" 3.09m x 2.30m

BATHROOM

9'2" x 6'8" 2.79m x 2.04m

ENTRY

By Arrangement.

PRICE & VIEWING

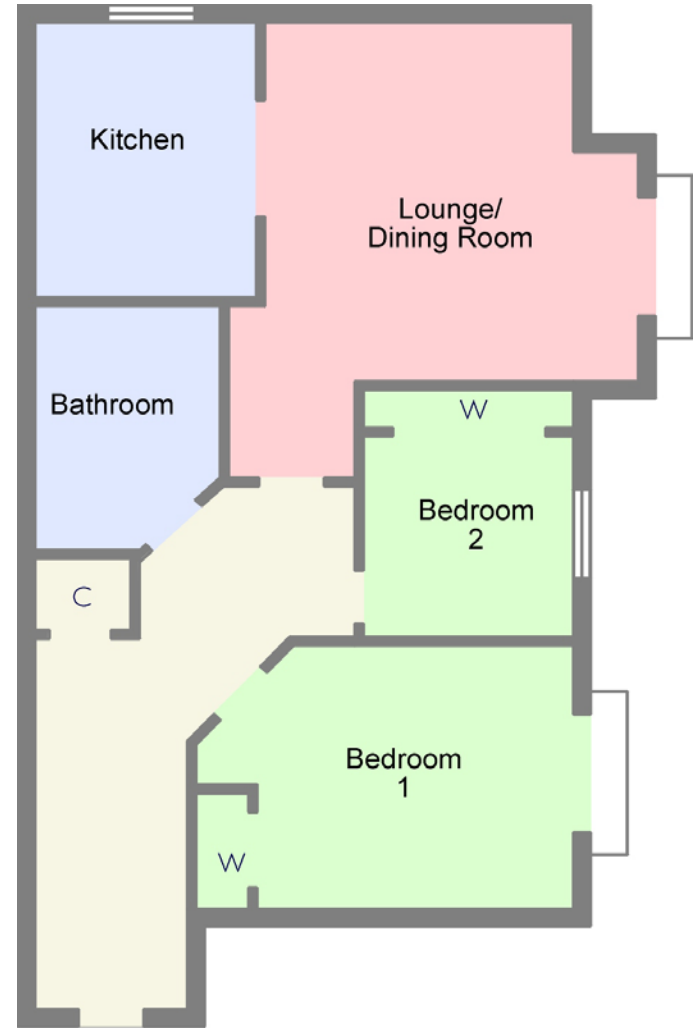
For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: B

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.





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Schematic Diagram only - Not to scale

