

21a South Chesters Gardens,  
Bonnyrigg, EH19 3GF

**FIXED PRICE £136,000**



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Attractive and bright modern property offering excellent opportunity for either a first time buyer or but to let investor, in a ready to move in condition and tastefully decorated throughout. Sunny lounge, fully integrated kitchen, 2 double bedrooms (1 en-suite), family bathroom and ample storage, secure entry system, GCH, DG, feature patio/ balcony area with open outlook and residential parking. The property lies within a very popular new development on the outskirts of Bonnyrigg, within walking distance of the town centre and easy commuting distance to Edinburgh City Centre.

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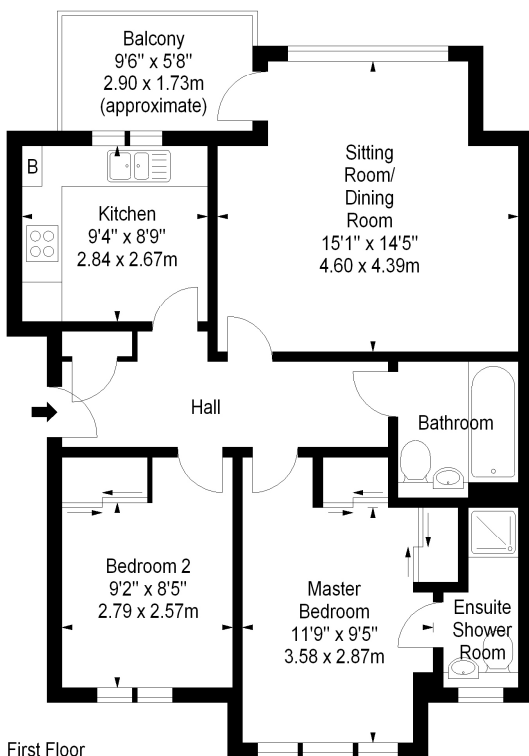
## Accommodation:

Spacious lounge with open outlook and access to the feature outside patio area, fully integrated and modern kitchen, 2 double bedrooms with 1 en-suite shower room and fitted wardrobes in each, family bathroom, hallway with storage cupboard. GCH. DG. Residential and guest parking. All window dressings, floor coverings and light fittings are included in the sale price

A neutrally decorated hallway, with non slip laminate flooring, provides access to all accommodation within the property. The carpeted lounge offers open outlook to the green belt area of the development, together with access to a delightful outside patio/balcony area. The fully integrated kitchen comes complete with modern appliances, under unit lighting and contrasting worktops/units, with vinyl tile effect flooring. Both bedrooms are of double size, each carpeted with fitted mirrored door wardrobes, the master bedroom benefiting from an en-suite shower room and twin wardrobes. The family bathroom is well proportioned in size and tastefully fitted. Provided in an excellent condition and ready to move into immediately. A buy to let investor would have no difficulty in finding a suitable tenant for this property due to its excellent location.

### South Cheaters Gardens, EH19 3GF

Approx. Gross Internal Area  
698 Sq Ft - 64.84 Sq M  
For identification only. Not to scale.  
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All Offers should be submitted within the format of the Scottish Standard Clauses (Edition 1)

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