

## **HOME STRETCH AT THE PADDOCK**

Only three properties remain at Grange Estates exclusive development The Paddock in Bonnyrigg, Midlothian, representing the final chance to secure a home in this highly sought after location.

Located on Cockpen Road on the southeast of Bonnyrigg, this private development combines a select mix of seven custom-made villas, all specifically designed and created for the development. Offering genuine style and complete diversity, each property boasts a striking exterior and the highest possible specifications throughout, providing a luxurious home for even the most discerning of buyers.

The final three are all five bedroom detached villas, with two separate house styles still available to choose from. The Nesscomes complete with three public rooms and integral double garage, while the Esk extends to four public rooms and a separate detached double garage. Both styles highlight the care and attention to detail synonymous with the Grange Estates brand, and the spacious layout and flexibility of each property allows homebuyers to customise the rooms to suit their individual needs and requirements.

Kareen Talman, Grange Estates said:

"The Paddock has been well received from buyers within Bonnyrigg, as well as those from Edinburgh and surrounding areas keen to move to a new home in a more rustic setting that enjoys all the necessary prerequisites of modern living.

"We have ensured that the mix of properties available reflect the current housing requirements of the family buyer, by providing substantial, sumptuous homes in a tranquil and natural environment. From the properties unique design, the rural setting to the absolute exclusiveness of The Paddock - the development really is incomparable."

Surrounded by many architectural and historical landmarks including five castles, two country estates and an 18-hole golf course, Bonnyrigg is a small town with strong community links, whilst Midlothian has a great deal for visitors and residents to enjoy. Offering all the pleasures of the countryside, yet only minutes drive from a variety of local amenities and around 30 minutes drive to the many cultural, shopping and other facilities of the country's capital, it is easy to see why Bonnyrigg has transpired into a thriving urban community.

A division of Walker Group, Grange Estates has invested significantly in Bonnyrigg and Midlothian as a whole, with the company's successful Lothian Park development located opposite The Paddock, and similar developments in nearby Gorebridge and Penicuik.

The remaining Nessvillas are selling at a fixed price of £323,000, while the final Esk is priced at £390,000. For further information or to arrange a viewing, contact sales consultant Helen Wallace on 01875 619748 or Walker Group's head office on 01506 413101.