

## **The Magnificent Seven**

Grange Estates, a division of Walker Group, is set to announce the release of The Paddock, a unique combination of seven bespoke villas in Bonnyrigg, Midlothian.

The Paddock will be located on Cockpen Road opposite the company's existing Lothian Park development, a great success story for Grange Estates. Lothian Park sales exceeded expectations early on in the build programme and the development, which features 70 properties in total, sold way ahead of schedule, within only twelve months of work commencing on site.

The Paddock looks set to be just as popular. Each of the properties will comprise of four and five bedrooms incorporating double integral garage, and will feature distinct styles created specifically for the development. Completely tailored to assimilate the locale, each villa will offer true diversity in its design and layout, and demand is likely to be high.

Situated on the south-east side of Bonnyrigg close to Dalhousie Castle, the development is only a ten minute drive from Cameron Toll Shopping Centre in Edinburgh city. Midlothian itself is best known for its mining heritage, and because of its proximity to Edinburgh and its excellent links with Central Scotland's network of motorways, the area has proved to be an ideal business location emerging as a world centre for the developing biotechnology industry.

The area has many places of architectural and historical interest: castles, old churches, stately homes, a prehistoric dwelling and villages full of character. With strong community links, Midlothian has become a more and more agreeable place in which to live and work, and has a great deal for visitors and residents to enjoy. Offering all the pleasures of the countryside, it is close to the many cultural, shopping and other facilities of an internationally famous city.

Grange Estates has invested extensively in Bonnyrigg, transforming the former rundown mining area into a thriving residential community. Following the extensive refurbishment of old miners' properties in the village of Newtongrange, to date the company has created seven housing developments including sites at Gorebridge, Penicuik and Bonnyrigg.

Prices at The Paddock will start from £317,000. For further information and to register your interest, contact Walker Group's head office on 01506 413101 or Helen Wallace on 01875 619748.