

Tax changes reduce the price of moving to The Market

LBTT WILL BE PAID BY MNM DEVELOPMENTS (SCOT) LTD ON THREE BEDROOM TOWNHOUSES AT THE MARKET

The Scottish Government changed the threshold for Land and Buildings Transaction Tax (LBTT) earlier this month. But purchasers buying any of the three bedroom semi-detached and terraced townhouses The Market in Bonnyrigg at £299,995 also don't need to worry about paying the LBTT.

MNM Developments (Scot) Ltd will settle it for them.

The LBTT change was introduced to help the recovery of the housebuilding sector from the Covid-19 crisis, and the significant saving offered by the house builder on these family homes, amounts to £2,499.

The two bedroom apartments at The Market, priced from £215,995, and complete with en-suite, are now exempt from LBTT.



Each of the well appointed townhouses is set around a landscaped courtyard, with its own large, private garden. Highly practical modern homes, these properties have large living/dining rooms with a separate kitchen. A downstairs

cloakroom is also included, along with three separate storage cupboards.

Upstairs are three bedrooms, two of which have fitted wardrobes, with the master bedroom en-suite. An additional bathroom completes the accommodation on this floor.

The Market is the first Midlothian development from MNM Developments (Scot) Ltd. The company recently made its mark in Edinburgh with Marionville, in Meadowbank, Edinburgh, and Jordan Lane, also in the Capital.

Just six miles from Edinburgh, Bonnyrigg remains an ideal location for the commuter, enabling them to escape the hustle and bustle of the City for a quieter and less pressured environment which still sees them enjoy great local amenities and transport links.

All properties at The Market feature a superb "as standard" specification, including luxury fitted kitchens with built in Indesit appliances, quality flooring throughout, quality doors & skirtings, fitted wardrobes, and beautifully designed bathrooms and en-suites.

"We're delighted that these superb family homes, which are also suitable for downsizers, qualify for our LBTT assistance," said Michaela Teague, Director of MNM Developments (Scot) Ltd. "Bonnyrigg is a great location and we're very pleased with how this development is shaping up. It's fantastic to have a large garden with each property, and the environment here is safe and secure, with an attractive courtyard setting."

"We're known for our superior specification, which is one of the best as standard specs in the industry, and for our attention to detail and finishing. Each of our developments have been carefully designed to present a clean, modern design aesthetic. Using eco friendly materials, we provide buyers with homes that will offer them reduced running costs," added

Michaela.

Bonnyrigg is well served by local amenities, with a good choice of local shops, cafes and restaurants, including supermarkets, nearby. Straiton Retail park offers a whole host of big names, including Sainsbury's, Marks & Spencer and IKEA. The town also boasts its own pool and gym, with a choice of nurseries and primary schools, along with the nearby well-regarded Lasswade High School. A choice of golf courses and Hillend Ski Centre are within a five mile radius.

Well placed for busy commuters, The Market, Bonnyrigg is located within a couple of miles of Edinburgh's by-pass, with excellent transport links to the city and beyond. In addition to the frequent rapid bus connections, Edinburgh is less than 20 mins by train from the nearby Eskbank station on the new Borders railway line.

To view the stunning show apartment, and showhouse, at The Market, both of which will provide prospective buyers with an insight into MNM Developments (Scot) Ltd superior house style, please call 0131 297 6013, email info@mnmdev.co.uk, or call Selling Agents Simpson & Marwick on 0131 525 8610.

www.mnmdev.co.uk