

69 BURNBRAE ROAD
HOPEFIELD, BONNYRIGG, MIDLOTHIAN, EH19 3EY

CURRAN & CO
PROPERTY



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FIXED PRICE £175,000



- Sizeable Living / Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Upgraded Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Private Allocated Parking Space
- Move-in Condition Throughout
- Ideal First Time Buy or Investment



Description

69 Burnbrae Road is an immaculately presented, bright and spacious first floor flat which has been updated to a high standard throughout and boasts a private parking space. The property forms part of a modern residential development with excellent transport links into Edinburgh city centre, and a wide array of local amenities.

Entered through an exceptionally well-maintained communal stair via the secure door entry system, the accommodation comprises: entrance hall with storage cupboard off; sizeable living room with ample space for a dining table and chairs; modern, well-equipped kitchen with open shelved cupboard, base and wall-mounted units,

integrated electric oven, gas hob, extractor hood and fridge freezer; double bedroom 1 with built-in wardrobes and upgraded en-suite shower room with fitted storage, LED mirror and heated chrome towel-rail; double bedroom 2 with fitted wardrobes and upgraded bathroom with shower over the bath, fitted storage and heated chrome towel-rail.

There is gas central heating and double glazing throughout.

Externally there are manicured communal grounds and a private residents carpark with one allocated space, and ample unrestricted street parking.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

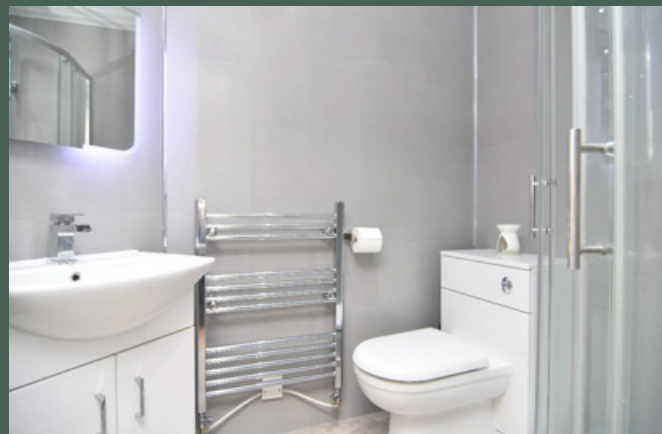
The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band D.

Viewing

Viewing is by appointment. Please contact our office to arrange.





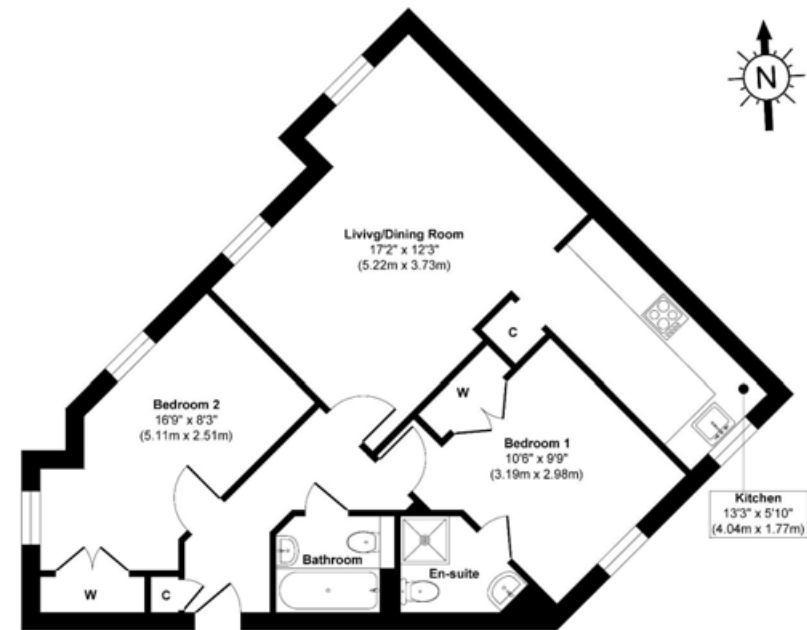
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First Floor
Approximate Floor Area
707 sq. ft
(65.66 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.