



5 Burnbrae Road
Bonnyrigg, EH19 3EY



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

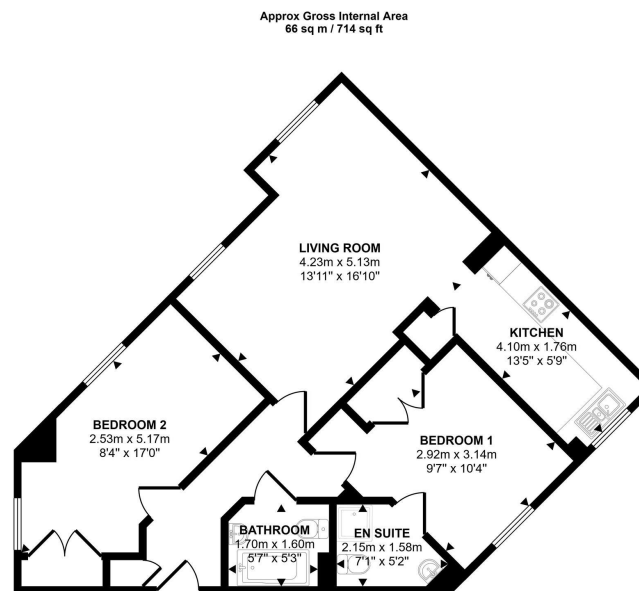
Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

DESCRIPTION

Burnbrae Road is a well-presented first-floor flat, ideally located within the sought-after Hopefield Estate in Bonnyrigg. Offering easy access to a wide range of local amenities and excellent transport links, this property is a superb choice for first-time buyers or investors alike. The accommodation comprises: welcoming entrance hallway with a spacious storage cupboard; bright and airy lounge, open to a fully-fitted kitchen equipped with a range of integrated and freestanding appliances; generous double bedroom 1 featuring built-in wardrobes and an en-suite shower room with electric shower; double bedroom 2 with fitted wardrobes and a partially tiled bathroom completing the accommodation on offer. Additional benefits include gas central heating and double glazing throughout. Externally, there is a shared garden area to the front of the property. Residents' parking is available to the rear, with allocated space. The energy efficiency rating for this property is band B

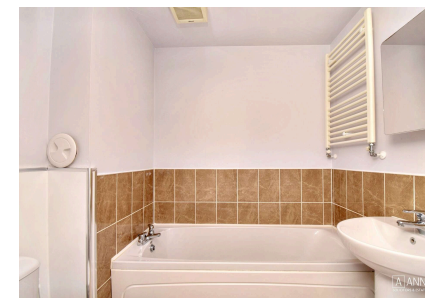
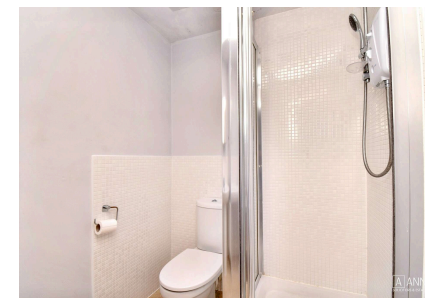
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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