










Offers Over
£195,000

221 Burnbrae Road

Bonnyrigg | Midlothian | EH19 3DA

This delightful two-bedroom end terrace home combines comfort and practicality, featuring an allocated parking space at the rear. Situated in the sought-after Hopfield development, it's an ideal choice for first-time buyers, professionals, or young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Upon entering, you are greeted by a welcoming hallway with a staircase leading to the upper floor. The front-facing reception room is bright and spacious, offering a designated dining area for entertaining, as well as convenient under-stair storage. The kitchen, situated at the rear of the property, is fitted with sleek white wall and base units, providing ample storage and workspace. Adjacent to the kitchen is a rear porch that leads to a handy WC, adding to the functionality of the ground floor. Upstairs, the principal bedroom impresses with its generous size and walk-in wardrobe, providing extensive storage. The second bedroom is also a comfortable double, with built-in storage and a pleasant view of the rear garden. The modern bathroom features full tiling around the bath, a thermostatic shower overhead, and a glass screen for a clean, contemporary finish.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Outside, the enclosed rear garden offers a delightful outdoor space with a mix of a patio area for alfresco dining, a raised lawn, and a gate providing convenient access to the parking area. This home is ideal for those seeking a well-proportioned, low-maintenance property with both style and practicality, complete with an allocated parking space located at the rear.

Viewing

Please contact Neilsons on 0131 625 2222.





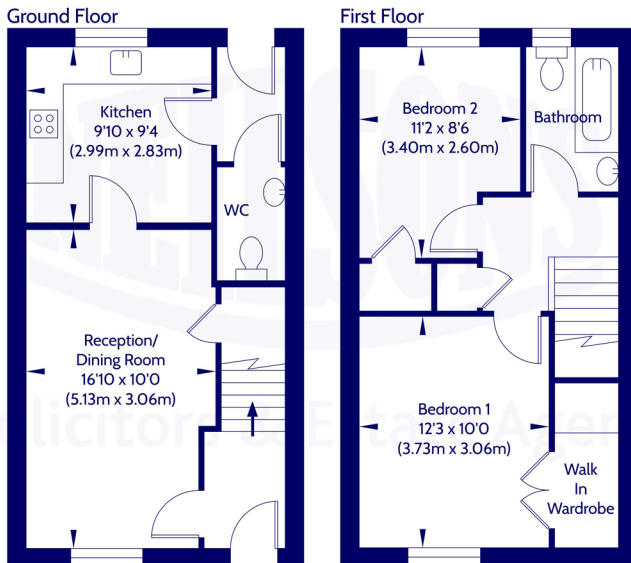
Location

Burnbrae Road is situated within the established modern Hopefield Estate within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level





Approx. Gross Internal Floor Area 67.44 Sq M / 726 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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