










Solicitors & Estate Agents



168 Burnbrae Road

Bonnyrigg | Midlothian | EH19 3GB

This charming two-bedroom mid-terrace home offers a perfect blend of comfort and practicality, complete with an allocated parking space at the rear. Located in the highly sought-after Hopefield development, it presents an excellent opportunity for first-time buyers, professionals, or young families.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom Plus WC
-  Allocated Parking
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property welcomes you with a bright entrance hallway, providing access to a convenient downstairs WC and a staircase leading to the upper floor. The well-proportioned reception room is located at the rear of the home, featuring double-glazed doors that open directly onto the garden, creating a seamless indoor-outdoor connection. Additionally, there is useful under-stair storage, maximizing space efficiency. The modern kitchen is designed with both style and functionality in mind, fitted with sleek white gloss wall and base units that offer ample storage. Integrated appliances ensure a streamlined look, while a dedicated larder cupboard provides additional convenience. Upstairs, the property boasts two well-sized double bedrooms, one positioned at the front and the other at the rear. Both benefit from soft carpet flooring, with the front-facing bedroom further enhanced by built-in wardrobes with folding doors, offering excellent storage solutions. The family bathroom is fitted with a contemporary three-piece white suite, featuring full tiling around the bath and a thermostatic shower overhead for added comfort.



Extras

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

Gardens & Parking

The rear garden is fully enclosed with fencing, ensuring privacy, and includes a gate at the back that provides direct access to the allocated parking space. Mostly laid to lawn, the garden offers a versatile outdoor space, perfect for relaxation or entertaining.

Viewing

Please contact Neilsons on 0131 625 222





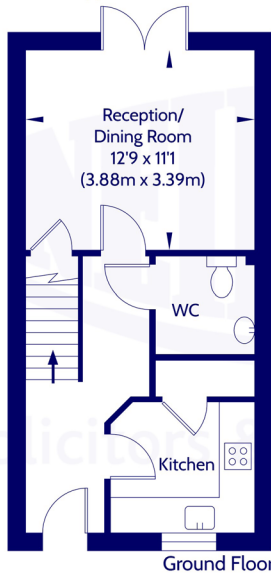
Location

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 63.62 Sq M / 684 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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