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Offers Over

**£160,000**

# 121 Burnbrae Road

Bonnyrigg | Midlothian | EH19 3DA

This attractive and spacious second floor flat offering beautiful open views across the countryside, is presented to the market in move-in condition and would undoubtedly appeal to the first time buyers or young professionals. Close to the bus stop, local amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Shower Room
-  Communal Grounds
-  Residents Parking
-  EPC Rating – B
-  Council Tax Band – C



## Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge with ample space for dining table/chairs, contemporary fitted kitchen (installed 2023) with beautiful views across the countryside, light and airy principal bedroom with fitted mirrored wardrobes, second well proportioned double bedroom and attractive shower room with rainfall shower. Further benefits include gas central heating & double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the washing machine, dishwasher and integrated oven/hob.

## Gardens & Parking

The property is situated within well maintained communal grounds and residents parking is available to the rear.

There is a factoring fee payable to James Gibb for the upkeep of the communal areas which is approx £250 - £300 per quarter. There is also a fee of £150 per annum to Scottish Woodlands.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

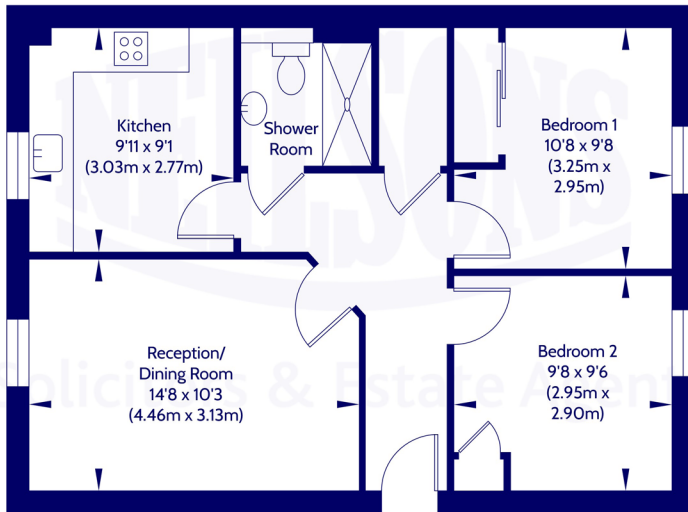
The property is situated within an established modern development in the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's 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 within the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 54.26 Sq M / 584 Sq Ft.

### Second Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.





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