



68 Burnbrae Road  
Bonnyrigg, EH19 3FS

Entrance Vestibule & Hall  
Versatile Living Room  
Stylish Fitted Kitchen & Dining Room  
3 Double Bedrooms  
1 Single Bedroom  
3 Bathrooms  
Utility Room  
Gas Central Heating & Double Glazing Throughout  
Large Garage  
Front & Rear Gardens with Sunny Decking  
Private Driveway  
Factored by Newton Property Management & Scottish Woodland - approx. £22 per month.  
EPC: B  
Council Tax Band: F

An immaculately-presented four-bedroom end-terraced townhouse situated in a much sought-after modern residential estate in the lovely Midlothian town of Bonnyrigg. The property boasts bright, spacious and flexible accommodation over three floors, and is presented to the market in true walk-in condition throughout, having been tastefully upgraded by its current owners. There is ample storage, and well-kept garden grounds to the front and rear with the benefit of a private garage, and driveway to the rear.

The property is within walking distance of local schooling, while Bonnyrigg town centre is also within easy walking distance. The estate is also on the bus route into Edinburgh, making this an ideal for first-time buyers, families, and professional couples alike.

In brief, the property comprises; welcoming entrance vestibule and hallway, south facing double bedroom of good size, modern three-piece shower room, and convenient utility room with storage units, washing machine and tumble drier, cloakroom cupboard and back door access to the rear garden as well as entry to the large garage, which offers additional storage, space for a car, or an additional room. The space is currently being used as a gym, but it could be converted into an additional bedroom or living area subject to sufficient permissions. Up one floor is the sociable heart of the home providing generously proportioned, bright and open living areas, including a versatile lounge with south-facing balcony, a large dining area, and a beautiful, modern fitted kitchen with stylish base & wall-mounted units and fittings, and high-end appliances including a 5-burner gas cooker with cooker-hood, double oven, two fridge freezers, dish washer, wine cooler and integrated bin. The top floor consists of two spacious double bedrooms with built-in wardrobe storage, with the primary bedroom benefiting from a contemporary en-suite shower room. There is also a single bedroom of good size hosting built-in storage, making for a great nursery or home office. The top floor landing additionally provides access to the loft, and an airing cupboard. Finishing the accommodation is a family bathroom consisting of a three-piece bathroom suite including a shower over bath. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Externally, the property boasts an attractive front garden, and a private rear garden consisting of a sizable decking area to enjoy the sun. Also to the rear is a private driveway which provides ramp access into the home, while there is ample on-street parking available. Additionally there is a play-park situated in the street which is great for children.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand including a Tesco Superstore and a Morrisons Daily, while Bonnyrigg's High Street is within walking distance. Further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas.

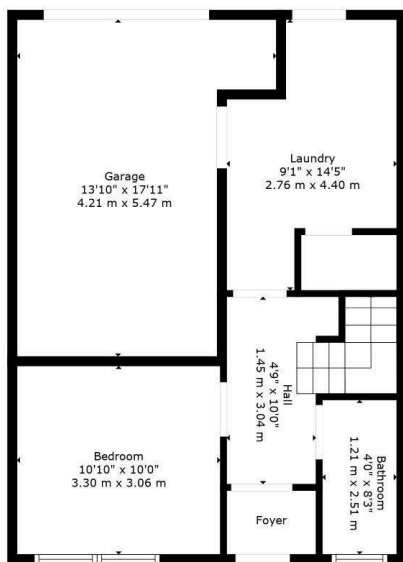




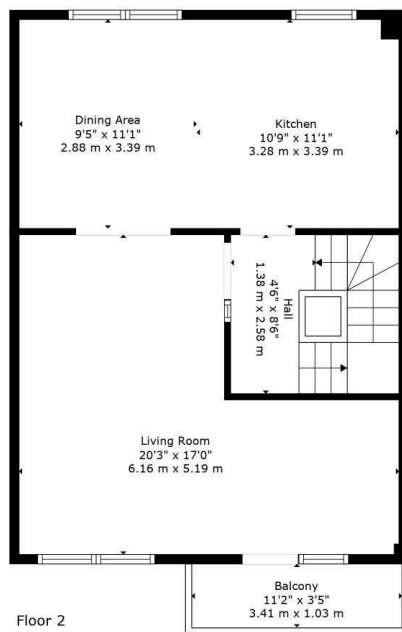




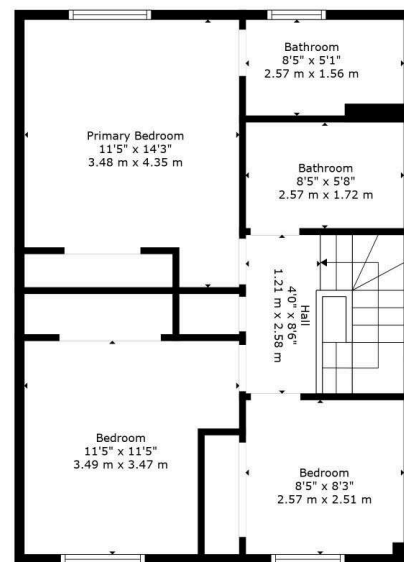




Floor 1



Floor 2



Floor 3



**TOTAL: 1506 sq. ft, 139 m2**  
 FLOOR 1: 356 sq. ft, 33 m2, FLOOR 2: 575 sq. ft, 53 m2, FLOOR 3: 575 sq. ft, 53 m2  
 EXCLUDED AREAS: GARAGE: 203 sq. ft, 19 m2, BALCONY: 38 sq. ft, 4 m2  
 WALLS: 166 sq. ft, 16 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



**STURROCK ARMSTRONG & THOMSON**  
 SOLICITORS & ESTATE AGENTS

7a Dundas Street  
 Edinburgh EH3 6QG  
 Telephone: 0131-225 4082  
 Fax: 0131-556 2079  
 Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)

