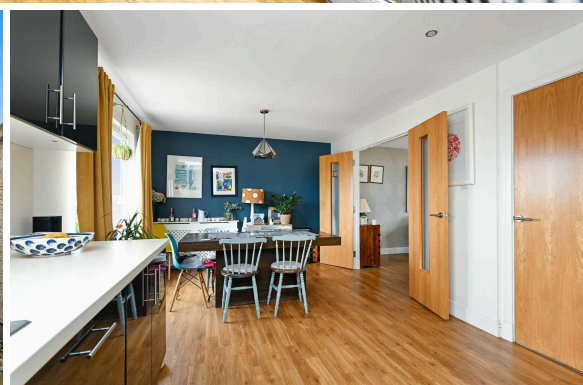




70 Burnbrae Road
BONNYRIGG | EH19 3FS





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Warners are delighted to bring to the market this impressive four-bedroom end-terraced townhouse, built by Cala Homes and forming part of a highly desirable residential development in Bonnyrigg. Offering generous and flexible accommodation arranged over three levels, this superb property combines contemporary design with everyday practicality, creating the perfect home for modern family living. Presented in true walk-in condition, it boasts a host of high-quality finishes throughout and occupies a prime position with private gardens, a driveway, and an integral garage.

On the ground floor, a welcoming reception hallway sets the tone for the home and gives access to a versatile family room, which can also serve as a fourth bedroom or dedicated home office. A convenient WC and a well-equipped utility room enhance functionality on this level, while the integral garage offers secure parking and additional storage.

The first floor is the true heart of the home, featuring a bright and spacious open-plan kitchen and dining area fitted with sleek contemporary cabinetry, integrated appliances, and ample space for family dining or entertaining. Adjacent to the kitchen is the elegant lounge, flooded with natural light and providing access to a charming balcony, the perfect spot to relax or enjoy an evening drink.

Upstairs, the top floor is home to three generously sized bedrooms, all with fitted wardrobes. The principal bedroom is a standout feature, benefitting from a stylish en-suite shower room. A modern family bathroom, fitted with a chic three-piece suite, serves the remaining bedrooms.

Externally, the property offers excellent kerb appeal, with a mono-block driveway leading to the garage and a private garden to the rear. Designed for both relaxation and entertaining, the garden is laid to lawn and enhanced by a raised Indian sandstone patio area, ideal for alfresco dining in the warmer months.

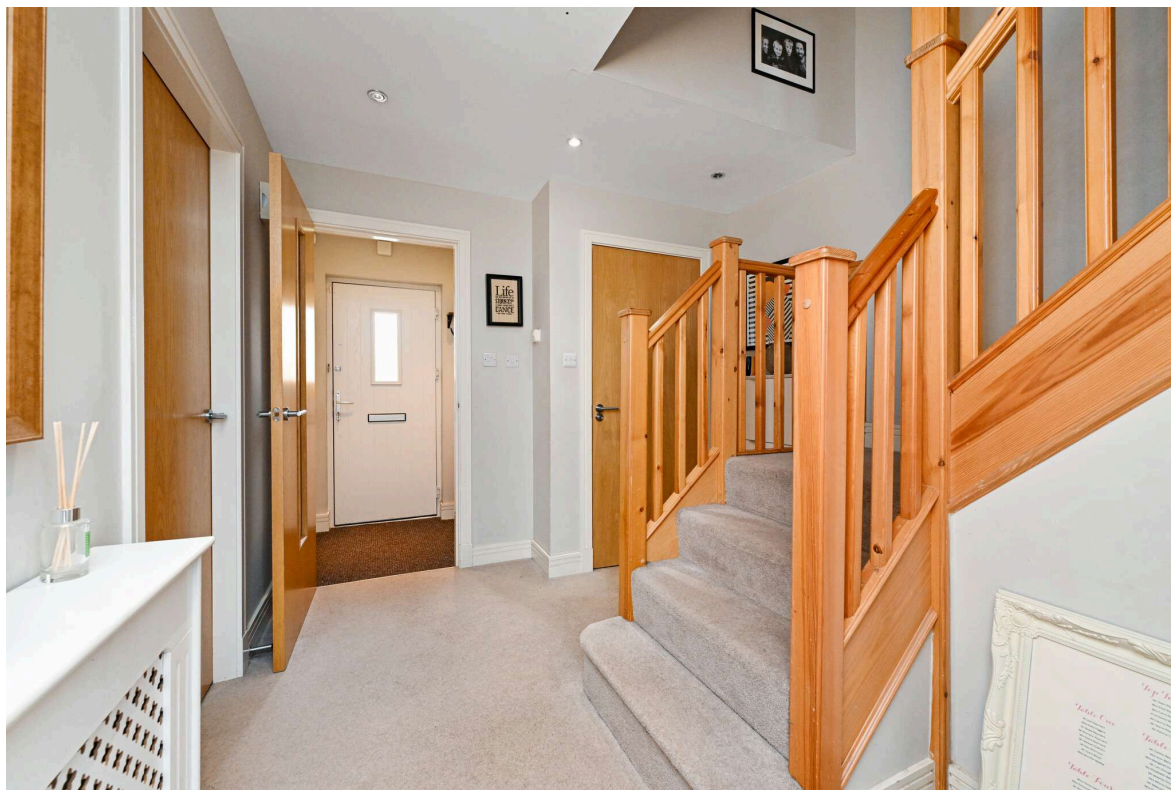
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Four-bedroom end-terraced townhouse by Cala Homes
- Flexible family room/4th bedroom on ground floor
- Ground floor WC & separate utility room
- Spacious lounge with access to private balcony
- Stylish open-plan kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room & fitted wardrobes
- Two further double bedrooms, both with fitted storage
- Modern family bathroom with three-piece suite
- Integral garage & monobloc driveway
- Private front and rear garden
- Gas central heating & double glazing throughout

All integrated kitchen appliances will be included in the sale of the property, including dishwasher, fridge/freezer & washing machine. Other items include glass desk, bookshelf & wooden cabinet. EPC: B CT: F Factoring approx. Scottish Woodland; £38 P/Q & Newton Properties: £20 P/M



The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst 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. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.

