



172 Burnbrae Road
BONNYRIGG | EH19 3GB


warners
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Set in the heart of a modern, manicured development moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced house. Boasting a private garden, allocated parking space, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with French doors leading onto the garden, a contemporary kitchen with attractive units and pantry cupboard, a useful W/C compartment and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and the house is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a delightful decked area.

- Immaculate end terraced house
- Private gardens and allocated parking
- Welcoming hallway
- Bright lounge with French doors
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom and a W/C
- Gas central heating
- Double glazing

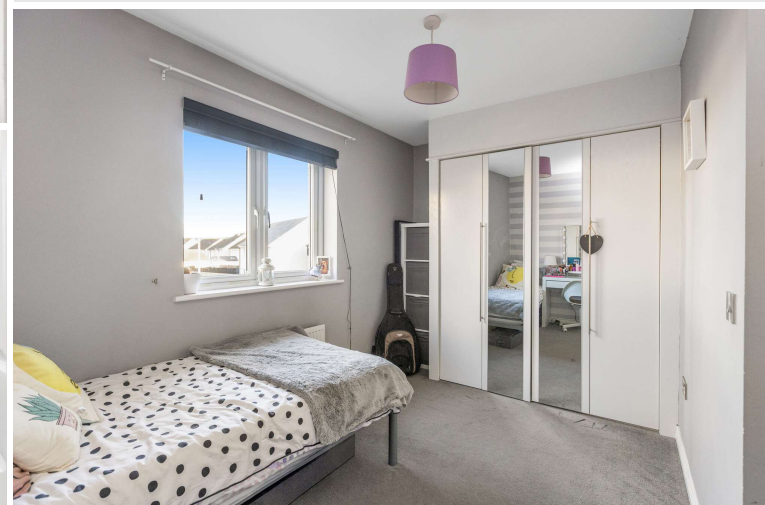
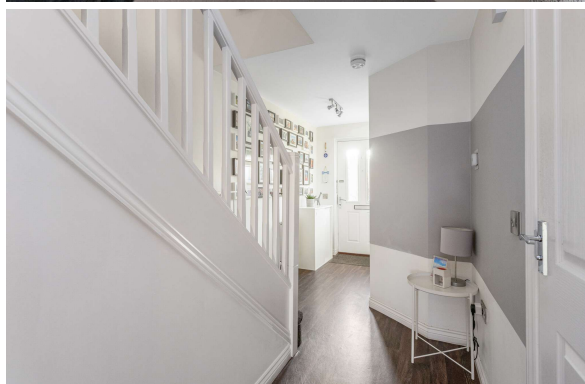
Extras included in this sale will be all curtains, blinds, black shelf under tv, all light fittings, large mirror in living room and above stairs, fridge freezer, oven, cabinet in upstairs bathroom, all coat hooks, outdoor storage box.

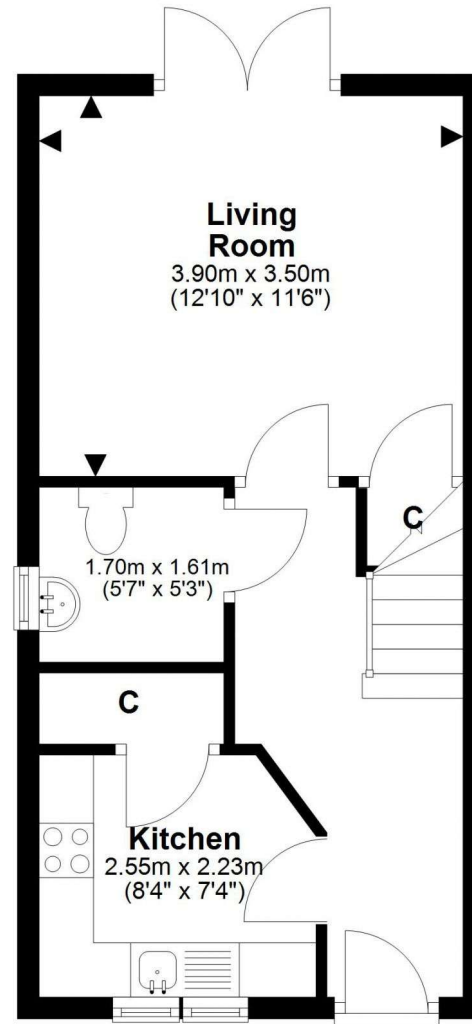
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



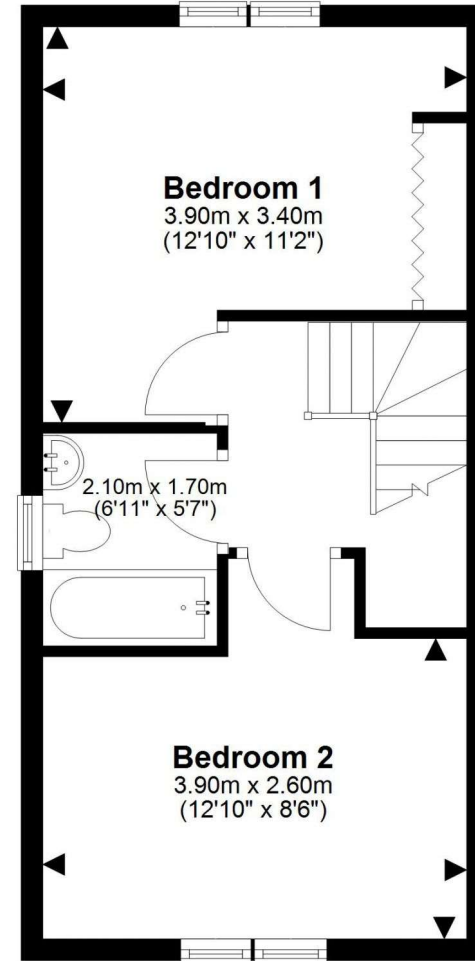
The subjects are located in the popular Midlothian town of Bonnyrigg, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets on hand, supported by the usual banks, building societies and postal services. There is further shopping in nearby Dalkeith, whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band D. Factor is covered by Scottish Woodland and costs £38 every 3 months for the maintenance of the parks. Lowther also charge around £26 per quarter for car park maintenance.

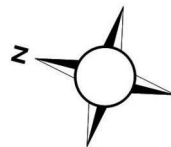




Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.