



79 Burnbrae Road
BONNYRIGG | EH19 3EY


warners
solicitors & estate agents



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Well-presented, two-bedroom ground floor flat forming part of a contemporary development in the highly popular town of Bonnyrigg in Midlothian. This well-located apartment is presented to the market in excellent condition, offering a contemporary and light filled living space throughout.

The spacious dining/living room is of an excellent size with dining area. The modern breakfasting kitchen is well appointed and currently comprises a fridge/freezer, washing machine, the boiler cupboard, gas hob, oven and fan and storage cupboard. There are two well-proportioned bedrooms, both with built in storage and the master bedroom boasts an en-suite shower room. A modern family bathroom completes the accommodation with a bath and a heated towel rail.

Externally, the block is set in landscaped shared grounds and the private residents' car park including an allocated parking space, as well as visitors' spaces. Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is highly recommended to avoid missing out on this fantastic apartment.

- Two-bedroom ground floor apartment
- Sought-after location
- Light & spacious living room
- Modern well – equipped kitchen
- Master bedroom with en-suite shower room and built in storage
- Second bedroom with further built in storage
- Modern family bathroom
- Gas central heating and Double glazing
- Allocated parking space

Council Tax D and Energy Rating C

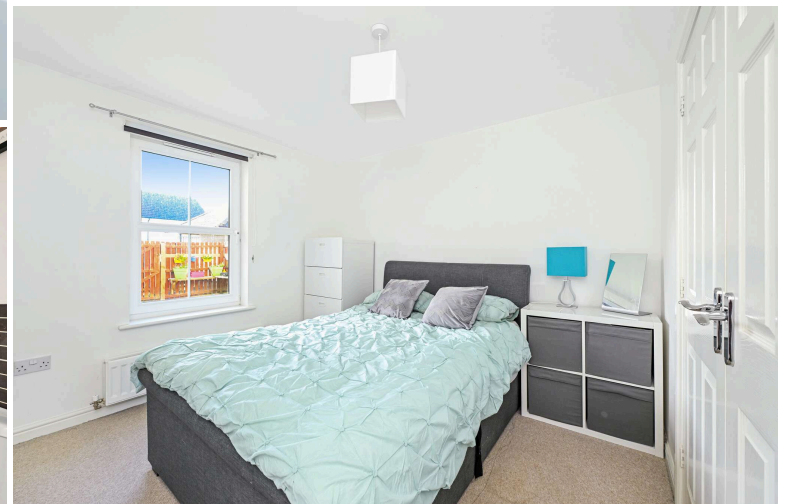
Factor fee for maintenance and upkeep of the stair as well as buildings insurance is approximately £300 per quarter, payable to Charles White. The factor for the maintenance of the Estate is approximately £40 per quarter, payable to Scottish Woodlands.

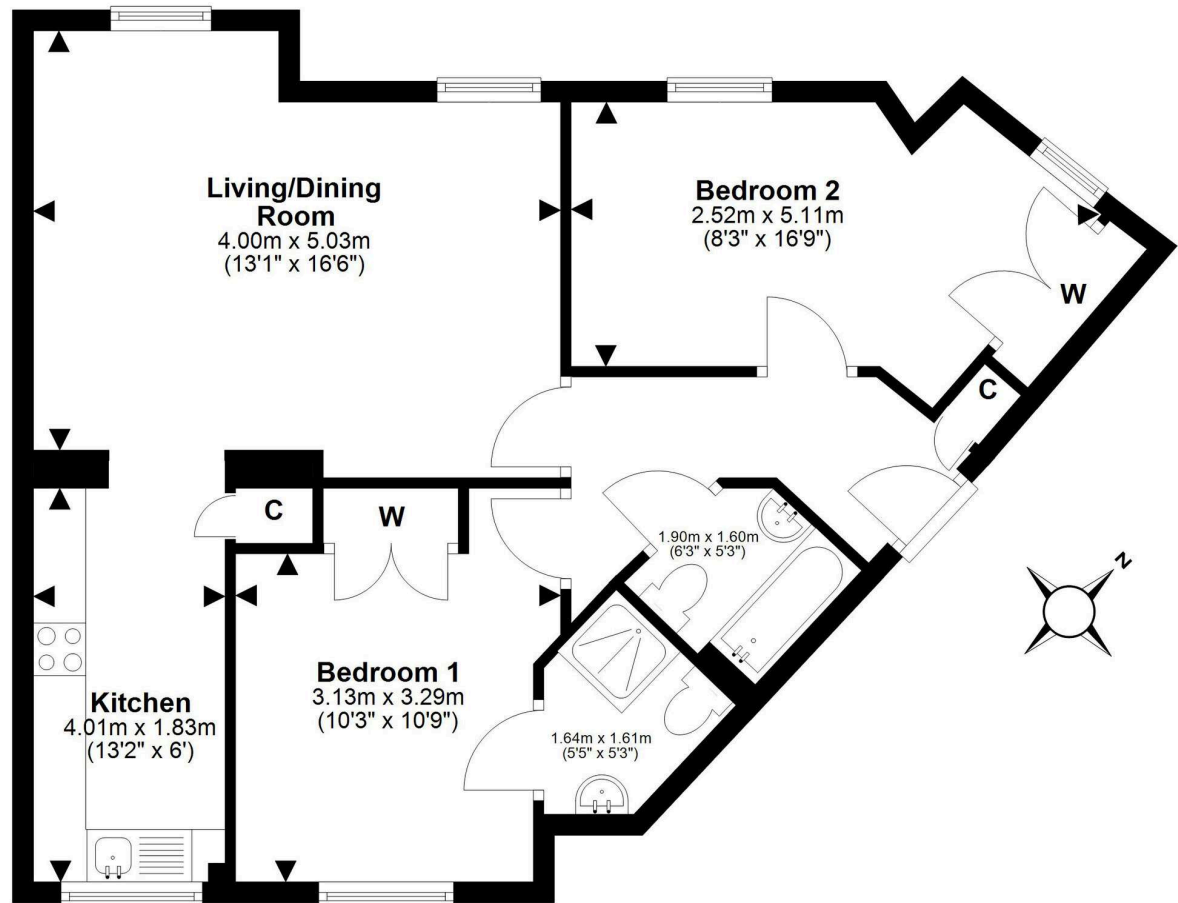
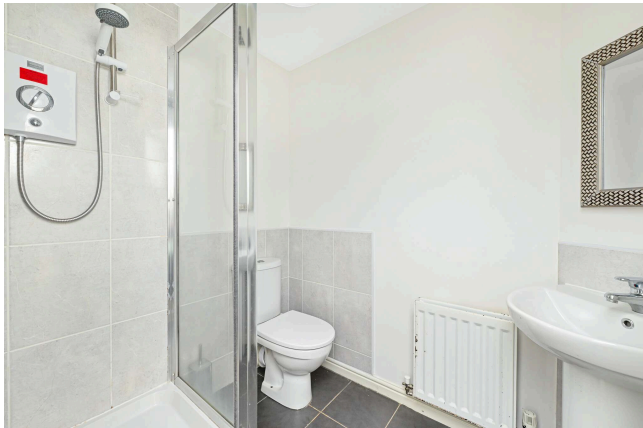
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, blinds, and appliances will be included in the sale. The sale will also include furniture if desired.

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.





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.