



Offers Over  
**£160,000**

## 72 Burnbrae Terrace

Bonnyrigg | Midlothian | EH19 3DB

This impressive, well presented 2-bedroom top floor flat with resident's parking, forms part of the established modern Hopefield Estate of Bonnyrigg, lying on the periphery of the development with lovely open outlook and within walking distance of the local shop, bus stops, local nursery and primary school.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - C



## Description

The stylish, light-filled accommodation is offered to the market in move-in condition, undoubtedly appealing to the first-time buyer/couples, small families or investors alike. The attractive accommodation comprises; entrance hallway with good storage provisions including a large, floored attic with Ramsay ladder access. There is a south-facing reception/dining room providing a lovely open leafy aspect, stylish kitchen fitted with ample wall and base units with built-in gas hob, electric oven and hood. There are two generous double bedrooms, with the larger of the two benefiting from fitted wardrobes and lastly the modern bathroom comprises of a white three piece suite with shower over bath. Further benefits include a secure communal entrance, gas central heating with combi boiler (circa 2021) and double glazing.



## Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in gas hob, electric oven and hood, washing machine, fridge, freezer and dishwasher.

## Gardens and parking

The property is situated within well maintained sizeable communal garden grounds with resident's parking located to the rear of the building.

## Factors

There is a factoring fee of approx. £230.00 per quarter payable to James Gibb for the upkeep of the communal areas and includes block buildings insurance. In addition, there is a fee payable to Scottish Woodlands of approx. £155 per annum.

## Viewing

By appointment with Neilsons on 0131 625 2222.





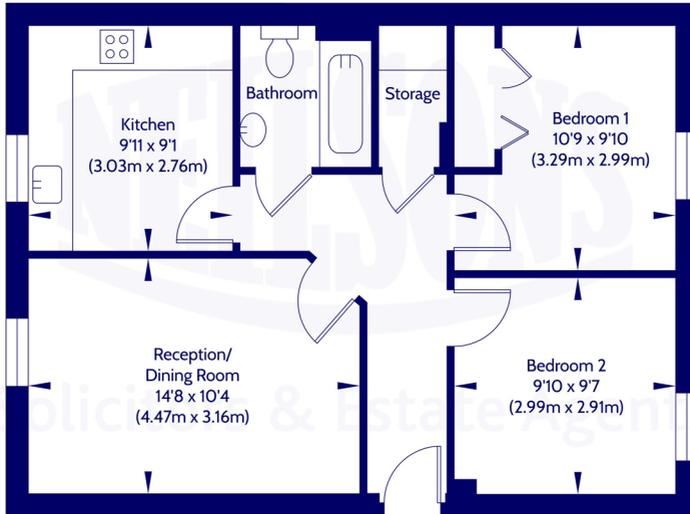
## Location

Burnbrae Terrace forms part of the established modern Hopefield Estate of Bonnyrigg, lying 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 in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 55 Sq M / 592 Sq Ft.



2nd 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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

