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Offers Over

£385,000

9 Burnbrae View

Bonnyrigg | Midlothian | EH19 3BZ

Tastefully presented four-bedroom detached villa, quietly positioned within a sought-after modern development in Bonnyrigg. The property benefits from a delightful private rear garden, a double garage and driveway. The property is situated close to superb amenities, schooling and transport links, and will make an ideal family home.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms and WC
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

Internally, the property offers spacious and versatile family accommodation extending over two levels. A welcoming entrance hallway leads to a bright dual-aspect living room, where French doors open directly onto the rear garden, creating an ideal space for both relaxing and entertaining. A separate front-facing dining room provides an excellent setting for formal meals, while a flexible fifth bedroom or home office is perfect for those working from home or requiring additional guest accommodation. The contemporary kitchen is well equipped with an integrated oven, gas hob and extractor hood, complemented by a central island with breakfast bar, generous worktop space, a useful understairs storage cupboard, and space for freestanding appliances including a dishwasher and fridge freezer. French doors provide further access to the garden, while a separate utility room offers additional storage with space for a washing machine. A practical two-piece WC completes the ground floor. Upstairs, the landing benefits from a useful airing cupboard and leads to four well-proportioned double bedrooms. The principal bedroom enjoys a peaceful rear-facing position and features both a built-in cupboard and double wardrobe, together with a partially tiled en-suite shower room. Bedroom two also benefits from a built-in double wardrobe, while bedrooms three and four are both generous doubles, with bedroom three overlooking the rear garden and bedroom four positioned to the front. The family bathroom is fitted with both a separate bath and shower enclosure, finished with partial wall tiling.



The property is subject to two separate management arrangements. Scottish Woodlands are responsible for the maintenance of the landscaped open spaces throughout the Hopefield development, at an approximate cost of £162 per annum (or £12.52 per month by direct debit). In addition, Charles White manage the communal garden maintenance, which is carried out by Greenfingers, at an approximate cost of £80 per quarter.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property boasts a substantial rear garden, laid mainly to lawn, providing an excellent space for children to play, outdoor entertaining and gardening enthusiasts. The garden also benefits from an outdoor tap and direct access to a detached double garage, complemented by a generous double driveway offering ample off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





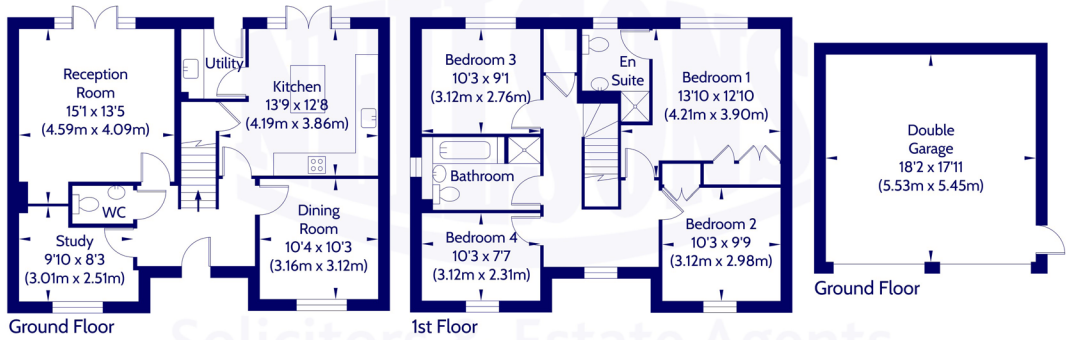
Location

Burnbrae View forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and there is a train station nearby, ideal for the commuter. 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 and King George V Park is just a short walk away. Kings Acre, 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 from nursery to secondary level.





Approx. Gross Internal Floor Area 129 Sq M / 1389 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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