










Offers Over
£170,000

105 Burnbrae Road

Bonnyrigg | Midlothian | EH19 3EY

An excellent opportunity for first-time buyers and families alike, this well-proportioned two-bedroom ground floor flat offers comfortable and modern living within the highly desirable Hopefield Estate in Bonnyrigg. The development enjoys a convenient location close to a variety of local amenities, schooling, leisure facilities and transport links, while also benefiting from easy access to surrounding countryside and outdoor spaces. Presented in good order throughout, the property is ready for immediate occupation

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation opens into a welcoming reception hallway with a useful storage cupboard, providing practical everyday convenience. The bright and spacious living and dining room enjoys twin windows which flood the room with natural light, creating an inviting space ideal for both relaxing and entertaining. The adjoining kitchen is fully fitted with a range of modern wall and base units and includes integrated appliances, offering a functional and stylish cooking area. The principal bedroom is generously sized and benefits from built-in wardrobe storage along with a private en-suite shower room. A further well-proportioned double bedroom also includes built-in storage, making it suitable for family living, guests, or home working. The main bathroom is fitted with a contemporary suite comprising WC, wash hand basin set within vanity storage, bath and ladder-style radiator. Further benefits include gas central heating, with the boiler replaced in 2021, and double glazing throughout for added comfort and efficiency.



Charles White is the factor for the development at 14 New Mart Road, Edinburgh EH14 1RL. Deposit: £330. Approximate quarterly charge: £304.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

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

Gardens & Parking

Externally, the property enjoys access to shared rear garden grounds, bin storage facilities, and an allocated parking space, adding to the convenience of this attractive home.

Viewing

Please contact Neilsons on 0131 625 2222.





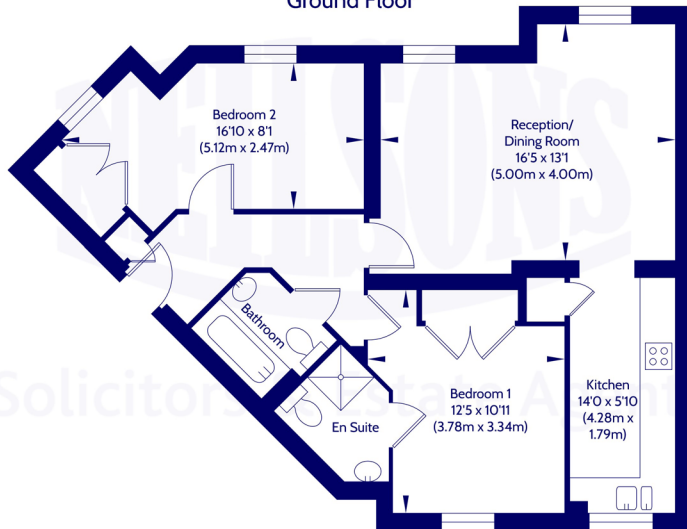
Location

Burnbrae Road forms part of the established and highly desirable 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 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 a delightful expanse of parkland, kids play park and pond just a short walk away. Kings George V Park is a lovely space in the centre of Bonnyrigg, with Kings Acre park, Broomieknowe and Melville golf courses all within easy reach. The 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 65 Sq M / 704 Sq Ft.

Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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