



135 Burnbrae Road  
| BONNYRIGG | EH19 3DA

**warners**  
solicitors & estate agents





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Nestled in the heart of a tranquil, modern development in the heart of Bonnyrigg, moments from excellent amenities, quick transport links and vast open green spaces is this spacious ground floor apartment. Boasting manicured communal grounds, resident's parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

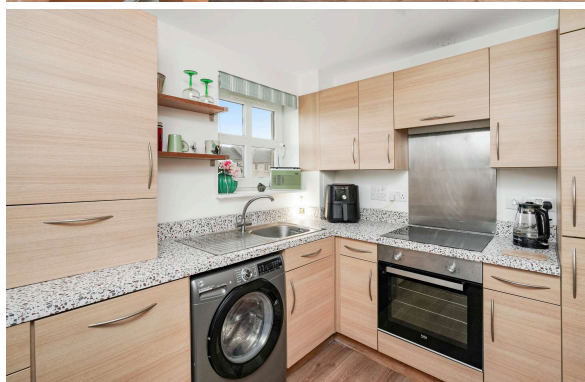
The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with two Juliet balconies, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Ground floor apartment in move-in condition.
- Quiet estate in the heart of Bonnyrigg.
- Manicured communal grounds.
- Ample resident's parking.
- Welcoming hallway with large storage cupboard.
- Bright dual aspect lounge.
- Contemporary kitchen with attractive units.
- Two large double bedrooms.
- Stylish bathroom with shower over bath.
- Gas central heating.
- Double glazing

Council Tax C, Energy Rating C.

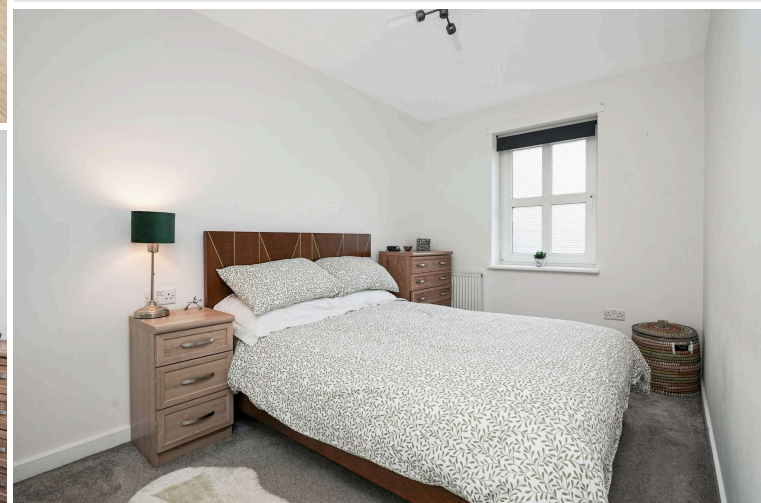
Factor payable to James Gibb, approx, £94 per month.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

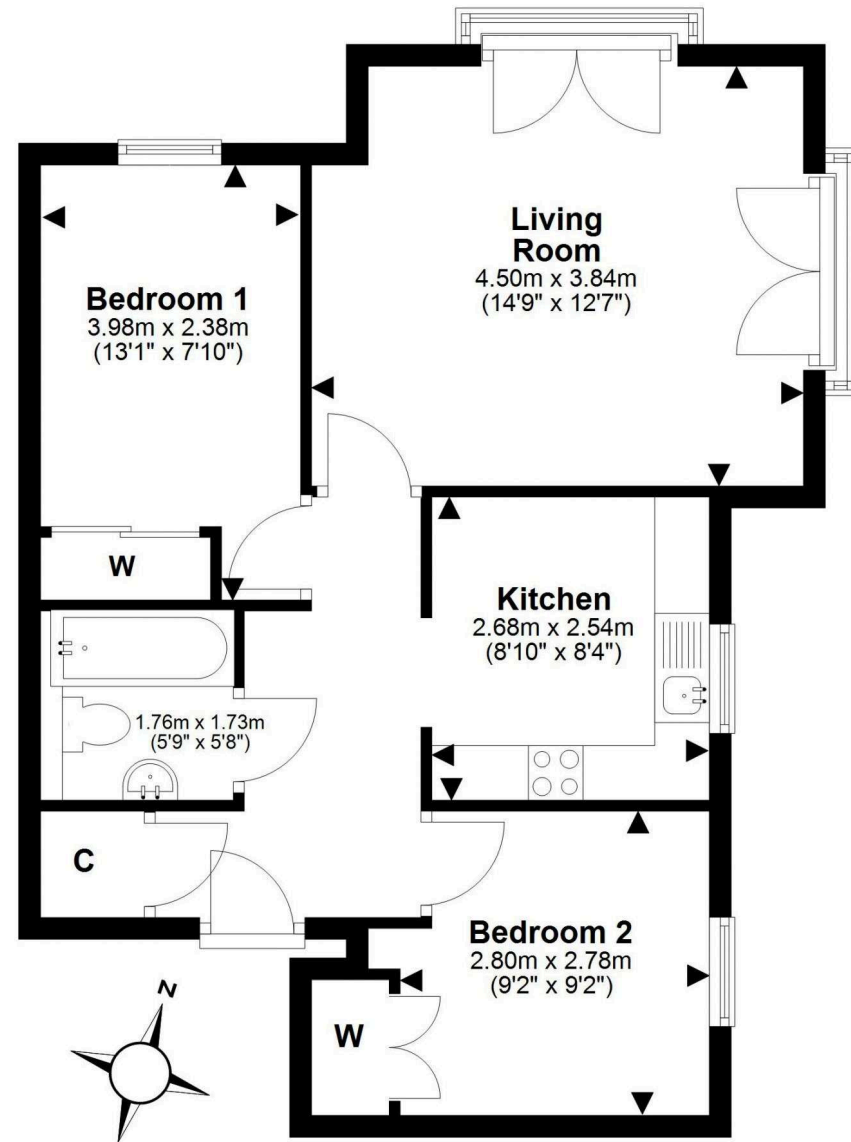


All fixtures, fittings, light fittings, curtains, blinds, integrated kitchen appliances and washing machine will be included in the sale.

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.