



  
GARDEN STIRLING BURNET

**6 ROSE COTTAGES, BONNYRIGG**  
MIDLOTHIAN, EH19 3RE

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## SUMMARY

Set within an established residential area of Bonnyrigg, this semi-detached bungalow offers stylish, move-in-ready living with immaculate modern interiors. The home features a bright living/dining room overlooking the garden, a sleek contemporary kitchen, two versatile southeast-facing bedrooms with built-in mirrored wardrobes, and an ultra-modern shower room, all enhanced by excellent storage and quality finishes throughout. Outside, a private garden provides a peaceful space to relax or entertain, while allocated parking adds everyday convenience. Well placed for access to local shops, schools, and transport links, the property also offers easy connections to Edinburgh.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## FEATURES

- Semi-detached bungalow in Bonnyrigg
- Part of an established residential neighbourhood
- Immaculately presented modern interiors
- Entrance porch and central hall with storage
- Spacious living/dining room
- Modern kitchen with contemporary cabinetry
- Southeast-facing main bedroom with a built-in mirrored wardrobe
- Versatile second bedroom with sun-facing French doors
- Shower room with towel warmer
- Private gardens
- Private allocated parking
- Gas central heating and double-glazed windows with working shutters





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HOUSE SALES

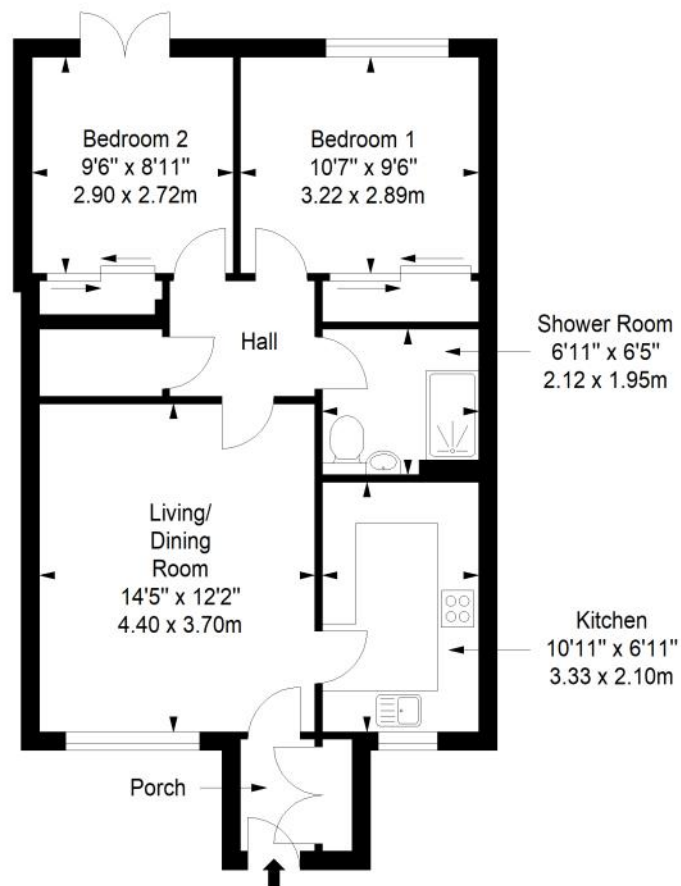
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 56.1 sq. metres (603.9 sq. feet)