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Fixed Price

**£240,000**

## 82 Burnbrae Road

Bonnyrigg | Midlothian | EH19 3FS

This impressive, beautifully presented terraced villa with private gardens and allocated parking space, forms part of an established Cala development within the desirable Hopefield estate of Bonnyrigg. Conveniently positioned for access to the local nursery and primary school and with an excellent bus service literally passing the door, linking to Edinburgh's City Centre and beyond.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band – D



## Description

Offered to the market in true move-in condition, this delightful home shall undoubtedly appeal to the professionals or families alike, seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises; entrance vestibule, hallway with under stair storage cupboard, useful WC and staircase to the upper floor. There is a front facing lounge which opens to the contemporary dining kitchen with patio doors leading to the rear garden. The kitchen itself is fitted with a range of stylish sleek white wall and base units with built-in gas hob, separate built-in oven, microwave and fridge freezer. A carpeted staircase leads to the upper floor with further storage provisions and leads to all three bedrooms and bathroom. There are two good sized double bedrooms, both benefiting from built-in wardrobes, the third single bedroom/study, again with built-in storage, provides access to a private balcony. The family bathroom comprises of a white three piece suite with shower attachment over bath. Further benefits include double glazing and a gas central heating system, combi boiler installed (2020).



## Extras

All the fitted floor coverings, light fittings (except the master bedroom) and blinds shall be included in the sale together with the built-in gas hob, separate built-in oven, microwave and integrated appliances (fridge freezer).

N.B – the extractor hood is not working.

## Gardens and parking

There is a private garden to the front laid to artificial grass with pathway to the entrance. The fully enclosed rear garden is laid with a decked patio and artificial lawn with gated access to rear leading to the allocated parking space.

## Factors

Newton Property Management are the factoring agents for the estate to which a monthly fee of approx. £18 is payable for the upkeep of the communal grounds. In addition, there is a contribution of approx. £150 per year to the Scottish Woodland Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.

## Viewing

By appointment with Neilsons on 0131 625 2222.







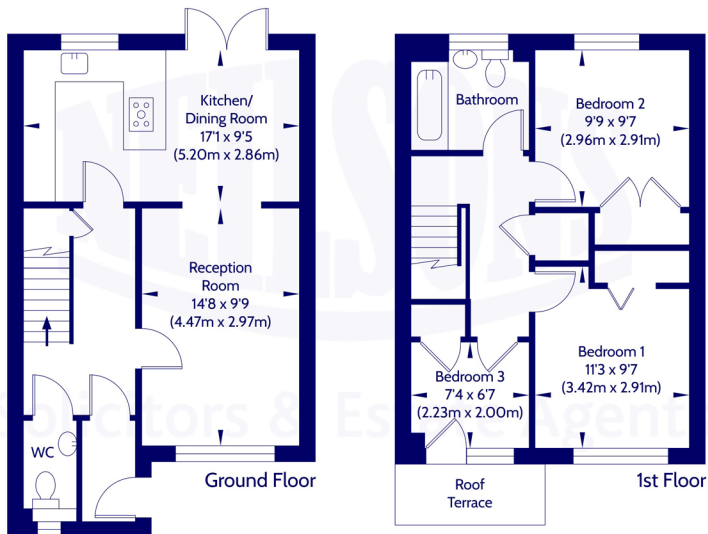
## Location

Burnbrae Road is situated within the established modern Hopefield Estate within the sought after Midlothian town of Bonnyrigg, 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 81 Sq M / 874 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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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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