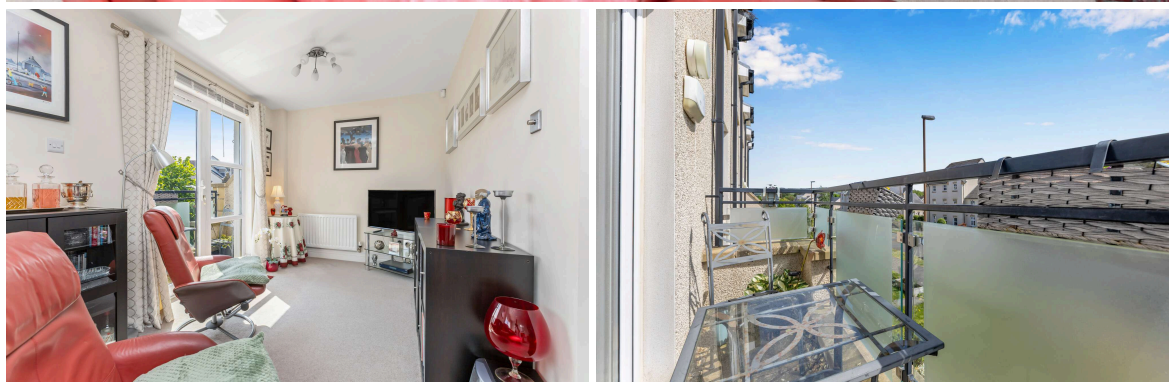




66 Burnbrae Road
BONNYRIGG | MIDLOTHIAN | EH19 3FS


warners
solicitors & estate agents





66 Burnbrae Road

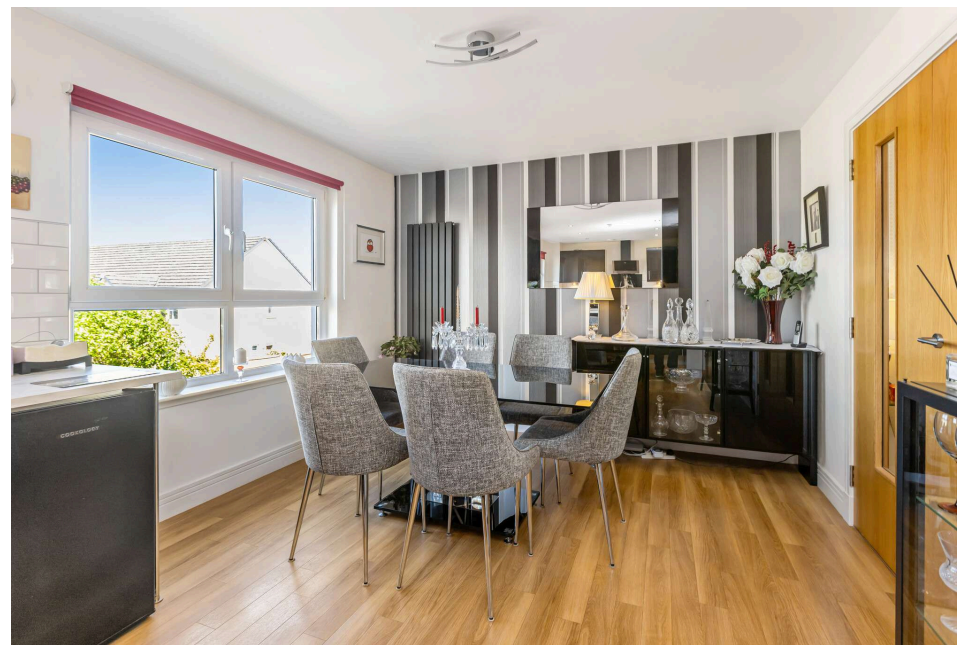
BONNYRIGG | BONNYRIGG | EH19 3FS

Exceptionally light and spacious mid terraced townhouse built by Cala Homes boasting a sunny balcony, beautifully planted gardens, summerhouse and driveway, superbly situated on the ever sought after Hopefield development, convenient for easy access to the local amenities and great transport links.

- Early viewing is recommended of this ideal family sized home offering flexible accommodation over three floors -
- South-west facing living/dining room full of natural light and offering plenty of free floor space for relaxation and entertaining, with the added bonus of French doors leading out onto a balcony with space for seating
- Fully equipped dining kitchen attractively fitted out with sleek black gloss units, marble effect worktops and white metro tiles
- Principal double bedroom benefiting from a large built-in wardrobe
- En-suite finished off with mixer shower and neutral tone tiling
- Three further bedrooms, two with built-in storage
- Family bathroom showcasing a double ended bath, mixer shower and pale tiled surrounds
- Entrance vestibule and hallway
- Ground floor WC and handy utility room
- Large store room (former garage space) with patio doors leading to the garden
- High regarded residential development

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Outside -

- Colourfully planted with a variety of flowers, the front garden makes a great entrance to the property
- Private rear garden with decked and paved areas for outdoor relaxation
- Insulated summerhouse with double glazing and power, perfect for home working from the garden
- Driveway to rear
- On-street parking
- A7, City Bypass and Eskbank Railway Station within easy reach

Energy Rating C. Council Tax band F.

Factor Newton Property approx £61 per quarter. Additional £17 per month approx to Scottish woodlands for garden/woodland areas,

All blinds will be included in the sale. Most items of furniture will be available by separate negotiation.



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.