










Offers Over

**£215,000**

## 185 Burnbrae Road

Bonnyrigg | Edinburgh | EH19 3DA

Impressive, beautifully presented terraced villa benefiting from attractive private gardens, including a sunny south-facing rear garden, with resident's parking to the rear. Forming part of the popular Hopefield Estate of Bonnyrigg, the property is conveniently positioned for access to the local nursery and primary school, literally a stone's throw away, with an excellent bus service passing the door, linking to Edinburgh's City Centre and beyond.

-  3 Bedrooms
-  2 Public room
-  1 Bathroom
-  Private gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - D



## Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to professionals or families alike and merits internal viewing to be fully appreciated. Enjoying excellent natural light throughout and enhanced by a light and stylish interior, the accommodation comprises; entrance hallway with handy two piece WC apartment off. There is an attractive, front facing lounge with feature media wall with open plan carpeted staircase leading to the upper floor. From the lounge is the kitchen/diningroom with French doors leading to the rear garden. The kitchen itself is fitted with a range of modern wall and base units with built-in gas hob, electric oven and hood. Upstairs leads to the three sizeable bedrooms, all with built-in storage facilities and the partially tiled modern family bathroom comprising of a white three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and double glazing,



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Gardens and parking

There is a private garden to front laid to lawn with pathway to entrance. The private, sunny rear garden enjoys a pleasant open aspect to the rear and benefits from a southerly aspect, enjoying the sun for the most part of the day. Fully enclosed, the garden is laid to lawn with decked patio, providing a lovely space for outside dining. The garden shed shall be included in the sale. A pathway leads to the rear gate which in turn provides access to the resident's parking.

## Factors

James Gibb are the factoring agents for the estate to which a quarterly fee of approx. £40 is payable for the upkeep of the communal grounds. In addition, there is a contribution of approx. £145 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.



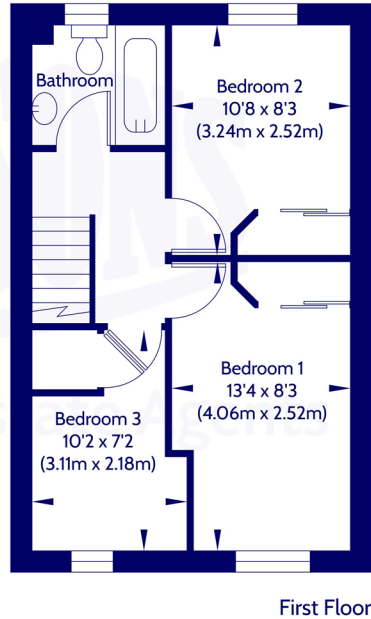
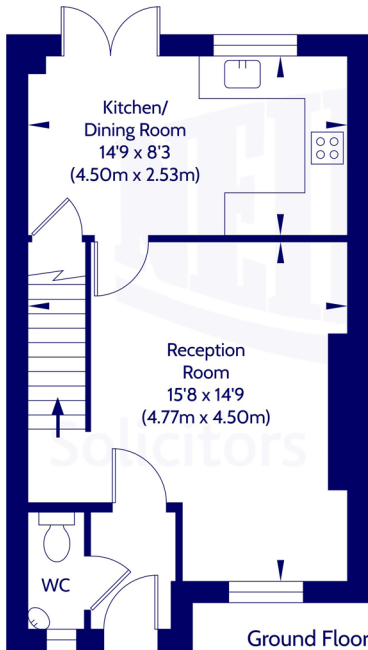




## Location

Burnbrae Road is situated within the established modern Hopfield 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





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.



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