



11 Burnbrae Road, Bonnyrigg, Midlothian, EH19 3EY

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Lovely property in an excellent location brought to the market by McDougall McQueen. We are delighted to present for sale, this gorgeous bright and spacious top floor flat in a superb much sought-after modern residential estate in the lovely Midlothian town of Bonnyrigg. This property is presented to the market in walk-in condition throughout having been carefully maintained and improved by its current owners and is ideal for a host of potential purchasers including first-time buyers and professional couples. There are well kept communal garden grounds with the benefit of allocated and visitor parking. The property is close to and within walking distance of local schooling, Bonnyrigg town centre is also within easy walking distance providing a host of local shopping, banks, restaurants, and pubs. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters and those working from home. Early viewing is highly recommended to avoid disappointment.

- Communal secure entry system
- Reception hallway with loft access and storage
- Very spacious living and dining room with twin front facing windows
- Modern fully fitted kitchen with a range of base and wall units, gas hob, oven, extractor, integrated fridge freezer, integrated washer dryer, and a handy store cupboard
- Principle bedroom with window to the rear and built-in wardrobes
- Newly fitted en-suite shower room with electric shower, wc and sink
- Bedroom two with twin front facing windows
- Lovely family bathroom with three-piece white suite and towel radiator
- Double glazing and gas central heating
- Communal garden grounds
- Allocated and visitor parking, bin, and bike store



## Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also close at hand whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

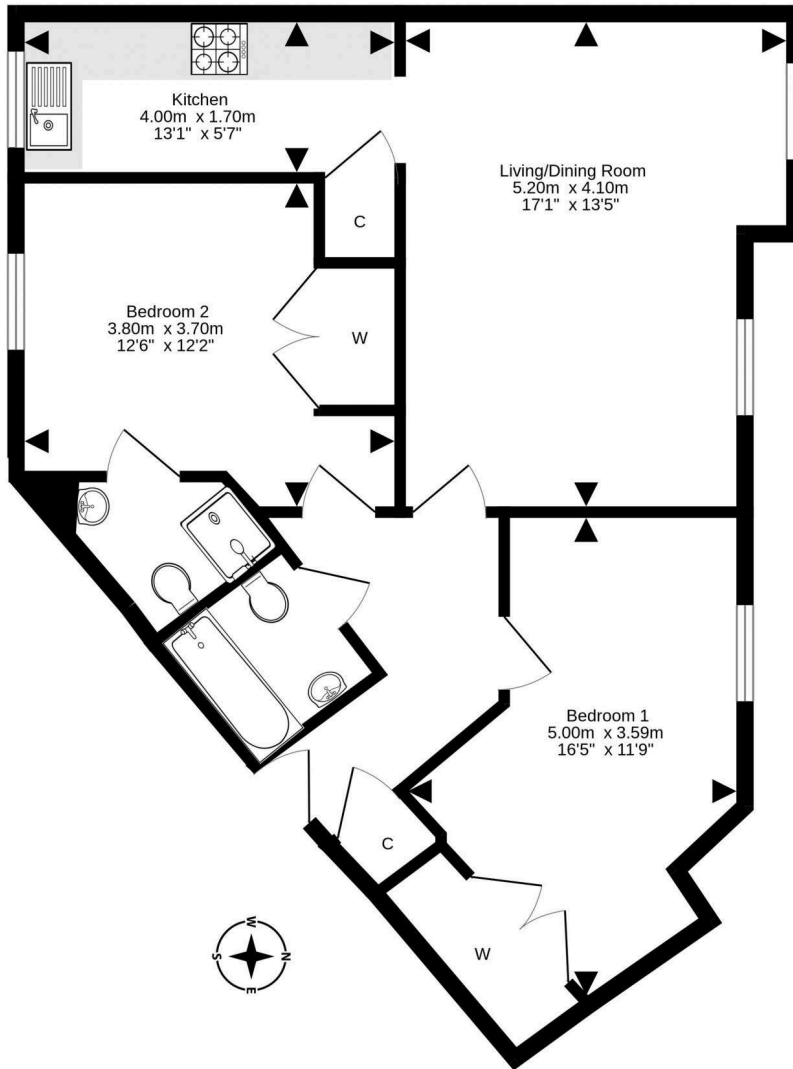
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

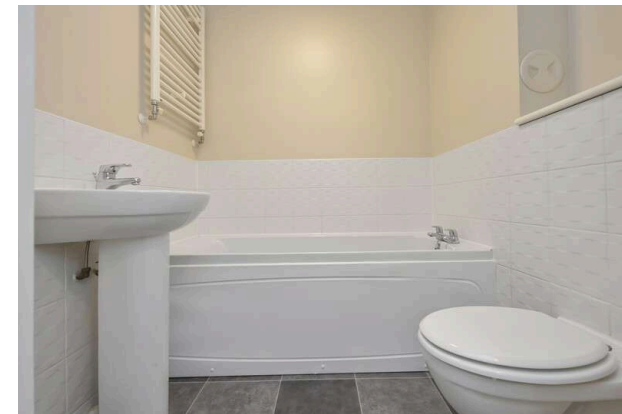
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

