



26 Burnbrae Avenue
Bonnyrigg, Midlothian, EH19 3FN

CALL US ON 0131 447 4747

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- Reception hall.
- Cloakroom/WC.
- Good sized living room with storage.
- French doors to rear garden.
- Modern fitted kitchen with integrated appliances.
- Breakfast bar.
- Upper landing with storage & access to attic.
- Master bedroom with ensuite shower room & fitted wardrobes.
- Two further bedrooms one with built-in wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Enclosed private garden to front.
- Enclosed garden at rear with decking area.
- Driveway leading to garage at rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A semi-detached villa situated within a sought after modern development in the popular Midlothian town of Bonnyrigg. The property is in an ideal commuter base with its close proximity to the Edinburgh City Bypass leading to the major motorway networks and is a short journey to the south of Edinburgh City while being close to a wide range of local amenities. The property would be an ideal purchase for a first-time buyer/young couple.

FACTORYING NOTE

Charles White and Scottish Woodland are the factors for the communal areas within the development for which there is a charge of £70 per quarter to Charles White and £140 annually to Scottish Woodland.

COUNCIL TAX BAND:

D.

TRAIN STATION: APPROXIMATELY 1.7 MILES TO ESKBANK TRAIN STATION.

AIRPORT: APPROXIMATELY 15.6 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.

LOCATION

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 border rail link and is close by to the Eskbank Station.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS AND WINDOW SHUTTERS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE, WALL MOUNTED TELEVISIONS WITHIN THE LIVING ROOM AND TWO BEDROOMS WILL ALL BE INCLUDED IN THE FOR SALE PRICE THERE WILL BE NO GUARANTEES OR BUNDLES ON ANY OF THE EXTRAS.



ENERGY PERFORMANCE
CERTIFICATE RATING C

Burnbrae Avenue, EH19 3FN



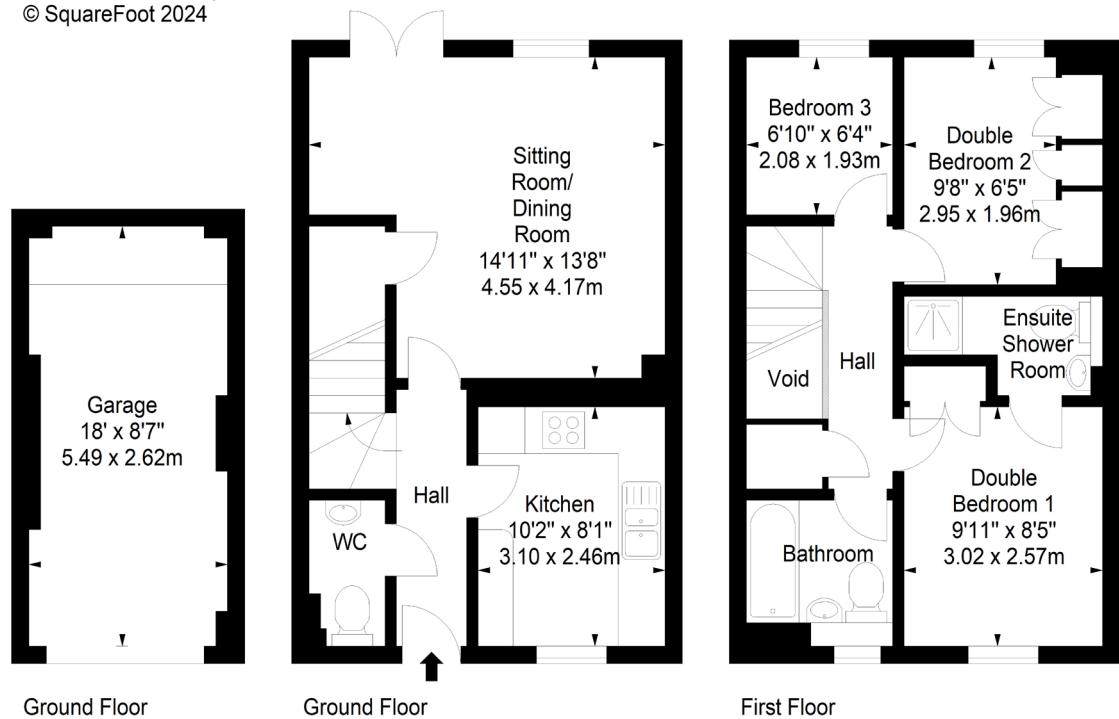
Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M

Garage

Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M

For identification only. Not to scale.

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.