










Offers Over

**£240,000**

## 38 Burnbrae Terrace

Bonnyrigg | Midlothian | EH19 3DB

A superb opportunity has arisen to acquire this generously proportioned three bedroom terraced townhouse pleasantly positioned within a popular modern development in Bonnyrigg. Close to excellent amenities and transport links, the property makes an ideal purchase for professionals and growing families. Viewing suggested.

-  3 beds
-  2 public
-  3 bathroom
-  Private gardens
-  Unallocated residents parking
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of:

Ground Floor; welcoming entrance hallway with a useful understairs storage cupboard, fully-fitted kitchen with a range of integrated white goods whilst being styled with light wooden units and a dark worktop, good sized dining allowing flexible use, fully-fitted utility room with garden access, and a partially-paneled shower room with a single cubicle.

First Floor; landing, bright and spacious lounge with ample room for different configurations, and a front-facing double bedroom.

Second Floor; landing with Ramsey ladder access to the partially-floored attic, sizeable principal double bedroom with a lovely rear outlook, partially-tiled ensuite shower room, sizeable double bedroom with an integrated cupboard, and a partially-tiled family bathroom suite.

Further benefits include a recently fitted boiler (October 2024), security intruder alarm, gas central heating, double glazing throughout and a fully floored attic providing further storage.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a well-kept lawn and entrance path. The private rear garden is generous in size and mostly laid to lawn with a chipstone border and rear access gate. For the car owner, there is unallocated residents parking found to the rear of the property as well as on-street free parking on Burnbrae Terrace to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





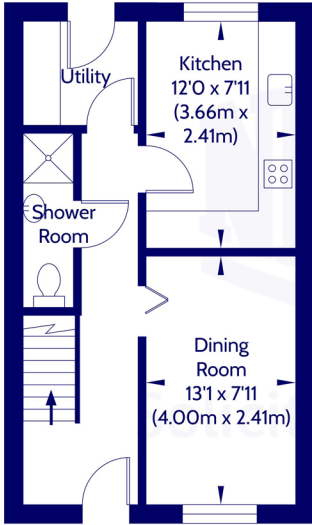
## Location

The property is situated within the desirable Hopfield Estate within the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. There is a good range of local day to day amenities in the area with a large 24 hour Tesco Superstore just a short journey away. The Lasswade Centre houses a gym, swimming pool, library and café with many further recreational facilities available including Kings George V Park, Broomieknowe & Melville golf courses. The area is surrounded by attractive open countryside providing pleasant walkways and cycle paths with the nearby district of Roslin providing lovely woodland walks within Roslin Glen. Educational facilities are available in the area ranging from nursery to senior level, with Burnbrae Primary School just a short walk away, providing an ideal base for families. The City By-pass is easily accessible and links the main Scottish motorway network system. The A1 and A7 is also within close proximity with frequent bus connections and rail services (now available at the neighbouring Eskbank) providing an ideal base for the commuter.

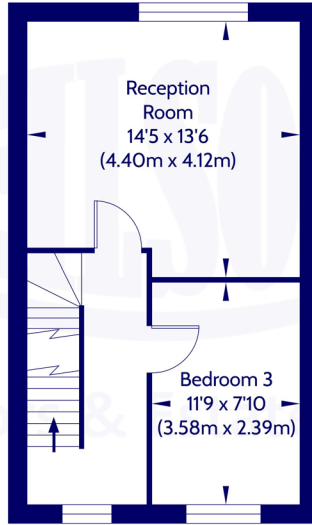




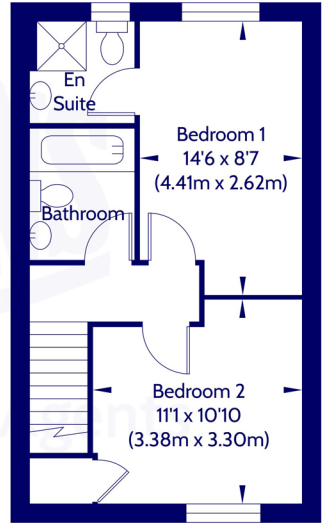
Approx. Gross Internal Floor Area 102.63 Sq M / 1105 Sq Ft.



Ground Floor



First Floor



Second Floor

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.



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