










Offers Over
£295,000

1 Burnbrae Walk

Bonnyrigg | Midlothian | EH19 3FP

This attractive and spacious detached villa with generous sized private gardens, driveway and detached garage, is presented to the market in true move-in condition and would undoubtedly appeal to the professionals and growing families. Situated within an established modern development close to local amenities, schooling and commuting links.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band – E



Description

The accommodation in brief comprises; welcoming entrance hallway with downstairs WC, generously proportioned and bright dual-aspect lounge/dining with French doors to rear, modern fitted kitchen with storage cupboard and door to rear garden, versatile downstairs bedroom 4/dining room currently being utilised as a playroom, light and airy principal bedroom with fitted wardrobes and en-suite shower room, two further well proportioned bedrooms with storage and modern family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the integrated fridge/freezer, integrated oven/hob and integrated dishwasher.

Gardens, Driveway & Garage

A real feature of this property is the generous sized private garden grounds. To the rear, there is a private south-facing garden which is mainly laid to lawn, the ideal space for children to play and to enjoy outside dining/relaxing. To the front lies a further section of private garden and driveway to side providing off-street parking and leads to the single detached garage.

A factoring fee is payable to Charles White for the upkeep of the communal areas which is approximately £70-£75 per quarter. A further charge of approximately £150 per year is payable to Scottish Woodlands.

Viewing

By appointment with Neilsons on 0131 625 2222.





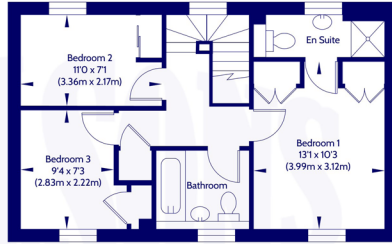
Location

Burnbrae Walk is situated within an established modern development in 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 within the area ranging for nursery to secondary level.

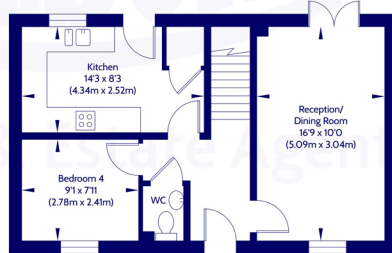
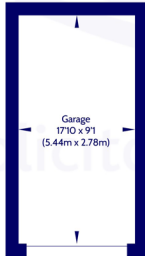




Approx. Gross Internal Floor Area 88.2 Sq M / 950 Sq Ft.



First Floor



Ground 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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