



106 BURNBRAE ROAD

Bonnyrigg, Midlothian, EH19 3FS



1

Public Room



3

Bedrooms



2

Bathroom



106 BURNBRAE ROAD

Set within a modern development in the popular Midlothian town of Bonnyrigg, this attractive three-bedroom terraced house offers stylish, family-friendly accommodation close to excellent local amenities and transport links. The home features bright, contemporary interiors centred around a sunny and spacious triple-aspect living room, as well as a well-appointed kitchen and dining room with French doors that open directly to the private rear garden. Upstairs, there is a sun-filled principal bedroom with a fitted wardrobe and en-suite shower room, two additional carpeted bedrooms (one with mirrored built-in storage), and a modern family bathroom with a shower-over-bath, mirrored vanity storage, and a towel warmer. Completing the home are a ground-floor WC and generous built-in storage throughout. Externally, the enclosed, lawned rear garden provides a safe outdoor space, while the property also benefits from on-street parking. Additionally, the property is conveniently positioned near a convenience store, primary school, parks, restaurants, and bus links, whilst central Edinburgh is just a short drive away.







EPC
RATING



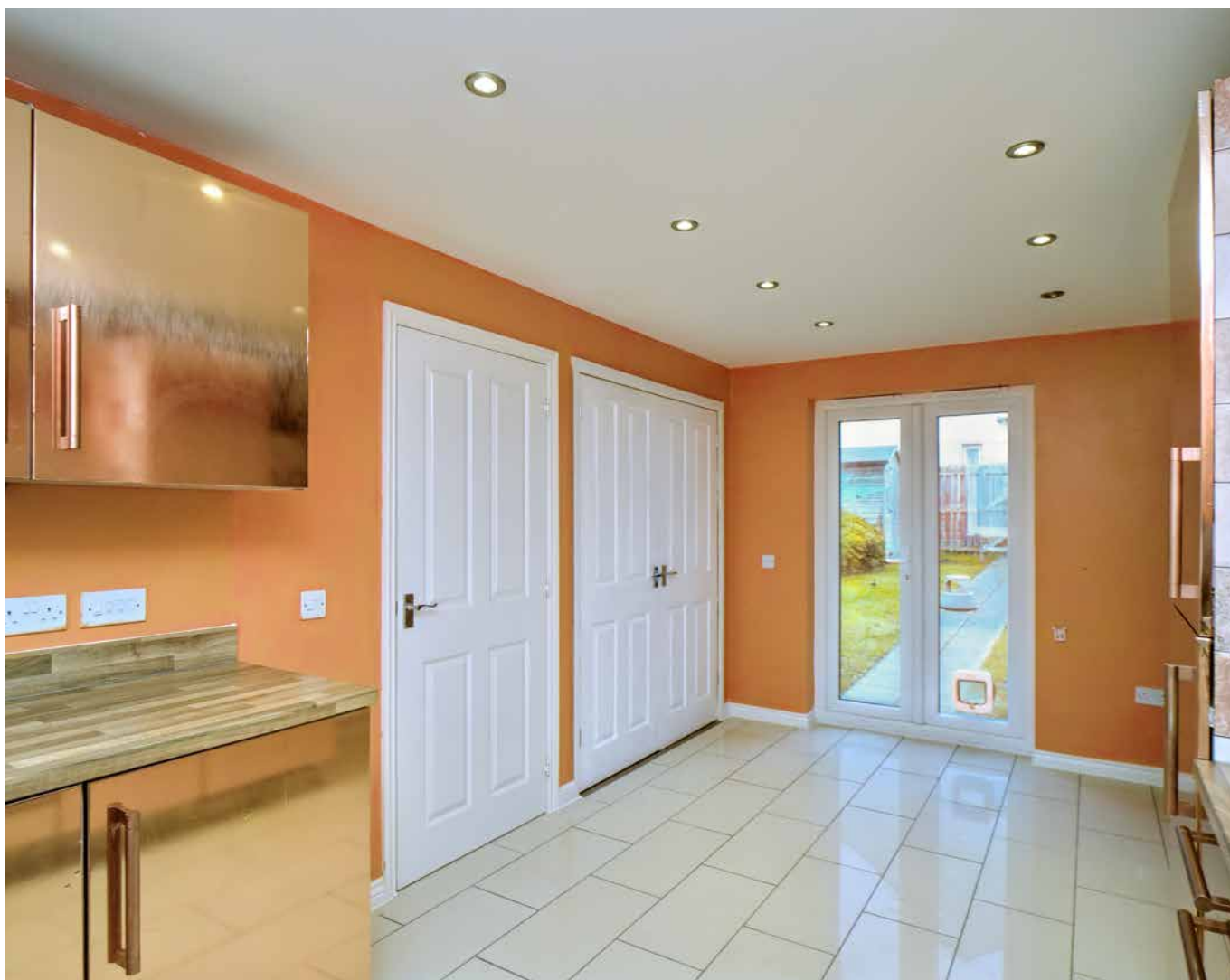
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Terraced house in Bonnyrigg
- Part of a modern development
- Popular town location
- Attractive, modern interiors
- Sunny triple-aspect living room
- Well-appointed kitchen and dining room with French doors
- Sun-facing main bedroom with a wardrobe and an en-suite
- Two more bedrooms (one with storage)
- Family bathroom with overhead shower
- Guest WC and built-in storage
- Private lawned gardens
- On-street parking







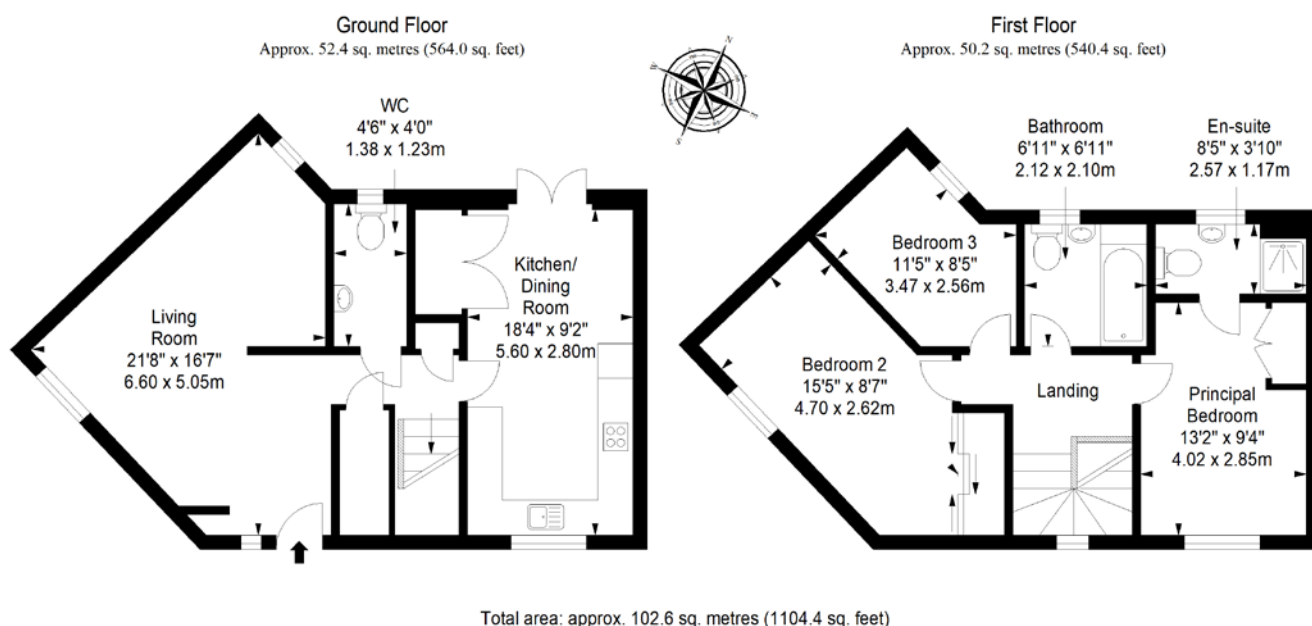


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



BONNYRIGG, MIDLOTHIAN

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.



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