



13 BURNBRAE CRESCENT

BONNYRIGG, MIDLOTHIAN
EH19 3FQ



3 BED



2 BATH

Peacefully located in a sought-after residential development on the edge of popular Bonnyrigg, this three-bedroom two-bathroom end-terraced house benefits from an enviable south-facing aspect, stylish interiors, an enclosed private garden, a detached single garage and a tandem driveway.



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THE PROPERTY

- Forming part of an attractive modern development, this three-bedroom end-terraced house lies within easy reach of the High Street, schools, transport links and the scenic Midlothian countryside.
- Approached via a pathway flanked by well-tended lawns, the front door opens into a welcoming hallway with a handy WC.
- On the right, you step into a sunny, modern kitchen. Fitted with a good range of cabinets framed by worktops and splashback tiling, the kitchen has been designed to incorporate an integrated electric oven, a gas hob and an extractor, as well as space for freestanding appliances; this leaves room for a small table and chairs – perfect for morning coffee!
- Continuing along the hall, a generous living and dining room awaits. Enjoying crisp-white décor enhanced by a chic feature wall and stylish grey flooring, this light and airy reception area (with storage) offers excellent scope for a variety of lounge and dining layouts. French doors open onto the rear garden, extending this sociable space outdoors onto a large deck.
- Upstairs, the landing (with storage and loft access) accommodates two double bedrooms and a further single bedroom. The master bedroom benefits from the property's enviable south-facing aspect and has the added luxury of its own immaculate en-suite shower room, whilst the second double bedroom overlooks the garden. The versatile single bedroom would lend itself to a variety of uses, such as a nursery, a dressing room or a home office.
- Finally, the attractive tiled family bathroom comes replete with a bathtub, a pedestal basin and a toilet.
- Gas central heating and double glazing throughout ensure year-round comfort and efficiency.
- Externally, the house enjoys an enclosed rear garden, featuring a large lawn and a decked terrace – ideal for al fresco seating and summer barbecuing!
- A detached single garage (with light/power) and a tandem driveway provide private parking for three cars.
- Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances to be included in the sale.
- EPC Rating: C



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

LOCATION

Seemingly deep in the scenic Midlothian countryside yet only seven miles from Edinburgh city centre, Bonnyrigg is an increasingly popular choice among professionals and families looking for more space and a more relaxed way of life outside the capital. The historic mining village enjoys a particularly picturesque setting between the northern and southern forks of the River Esk, and therefore offers no shortage of outdoor pursuits to suit all ages and tastes: from tranquil strolls and cycles along the river, to family days out at nearby Dalkeith Country Park. At the heart of town is King George V Park (a multi-purpose community space with grass/artificial sports pitches, a children's play area and a skateboard park) and on the outskirts are several prestigious golf courses. The thriving town centre boasts excellent local services and amenities, including a selection of high-street stores and independent retailers, cafes, pubs and takeaways, plus a medical practice and several pharmacies. Bonnyrigg is served by three primary schools and two high schools, including Burnbrae Primary School and well-regarded Lasswade High School. There are frequent bus and train services into Edinburgh (from nearby Eskbank station), meanwhile proximity to Edinburgh City Bypass allows quick and convenient travel across the central belt and beyond.



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.