



133 Burnbrae Road,  
BONNYRIGG | MIDLOTHIAN | EH19 3DA

  
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solicitors & estate agents



## 133 Burnbrae Road

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Exceptionally well presented two bed ground floor apartment, beautifully finished off with stylish fittings and decor. Situated on the highly regarded Hopefield Development, only a short journey away from the town's excellent amenities and superb transport links including the A7, City Bypass and Eskbank Railway Station.

Early viewing is highly recommended of this lovely, walk-in condition property which is sure to appeal to a variety of purchasers including first time buyers, anyone downsizing or requiring easy access ground floor accommodation, and investment purchasers. The accommodation comprises living room featuring engineered wood flooring which continues through into the hall, kitchen nicely finished off with modern pale tone units and tiling, principal double bedroom benefiting from a mirrored wardrobe, second double bedroom with cupboard and bathroom fitted with a white suite, mixer shower and tiled surrounds. To the rear of the building is a garden area and parking spaces for use by the residents.

- Living room
- Well fitted kitchen
- Two double bedrooms with storage
- Entrance hall with boxroom off
- Bathroom with mixer shower
- Gas central heating
- Double glazing
- Security entryphone system
- Residents car park and on-street parking

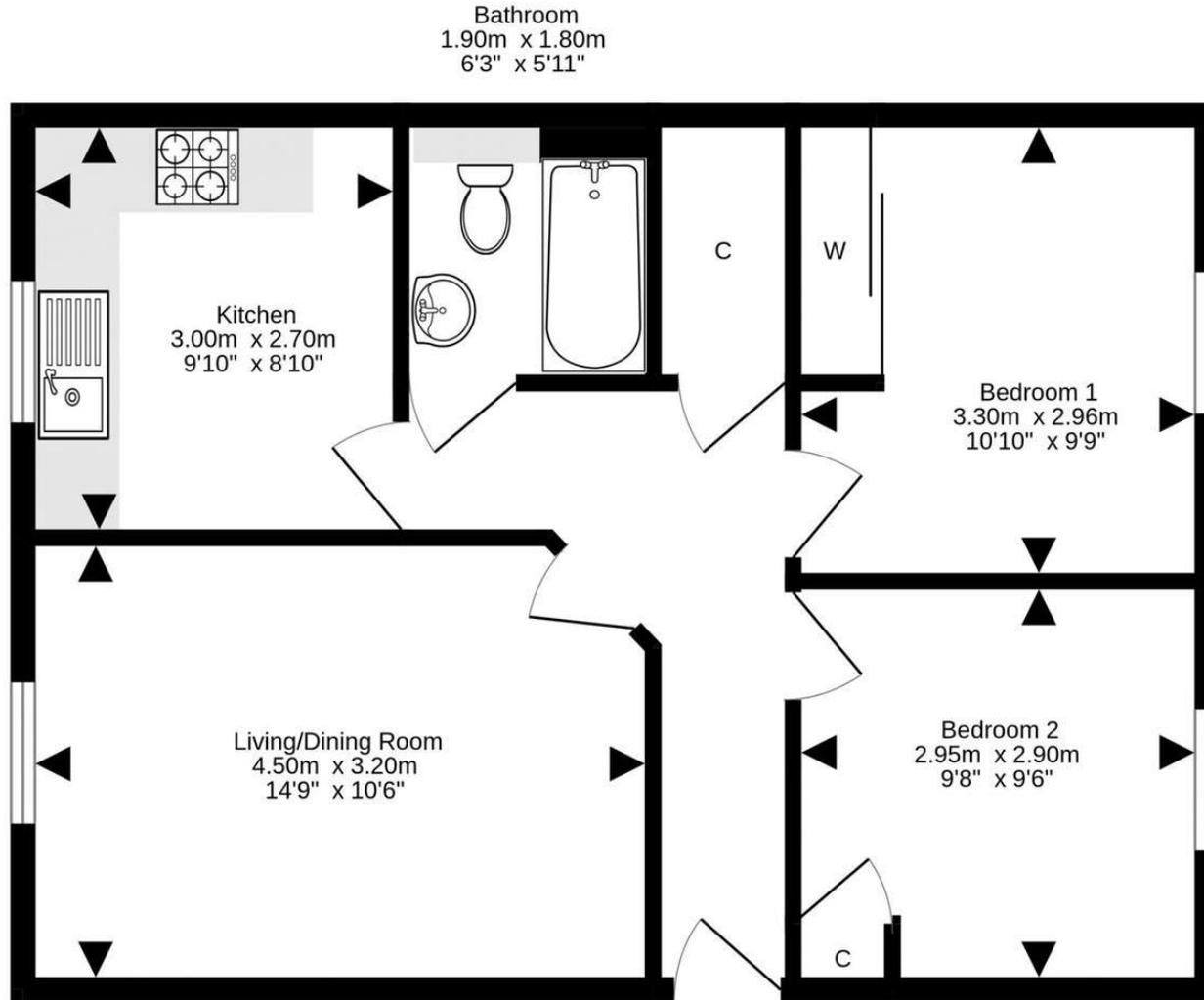
The light fittings, blinds and the tumble dryer will be included in the sale of the property. EPC rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 Borders Rail link and is close by to the Eskbank Station.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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