



17 Burnbrae Road
BONNYRIGG | EH19 3EY


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Well presented three bedroom semi detached home set within a popular modern development in the popular town of Bonnyrigg within easy commuting distance of Edinburgh. The stylish accommodation will make an ideal family home and comprises a spacious lounge with dining area and patio doors leading to the rear landscaped garden, a fully fitted kitchen currently with, boiler cupboard, fridge/freezer, gas hob, oven and fan, washing machine and dishwasher. Also downstairs is a wc. Upstairs you will find a hallway leading to three good sized bedrooms with the master bedroom benefitting from an ensuite shower room with heated towel rail and completing the accommodation is the bathroom with bath and wc. The property benefits from gas central heating, is fully double glazed, has a partially floored attic and externally there are private gardens to the front and rear with a single garage, driveway and further parking accessed from the rear. Early viewing is highly recommended to avoid missing out.

- Reception hall
- Three Bedrooms, one with ensuite shower room
- Stylish Lounge with patio doors
- Fully fitted Kitchen
- Single garage and driveway
- Ample storage including partially floored attic
- Gas central heating and double glazing
- Private front and rear gardens

All blinds that are displayed, as well as the white goods will be included in the sale of the property.
EPC rating C

PRICE & VIEWING: Please refer to our website, 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 Dalkeith 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.





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