

FIXED PRICE £230,000

18 Burnbrae Walk
Bonnyrigg, EH19 3FP

drummondmiller
Solicitors & Estate Agents



- Three-bedroom terraced house
- Bright and spacious living accommodation
- Modern fitted kitchen
- Downstairs WC
- Gas central heating & double glazing
- Private garden and garage
- Close to local amenities
- EPC C

Description

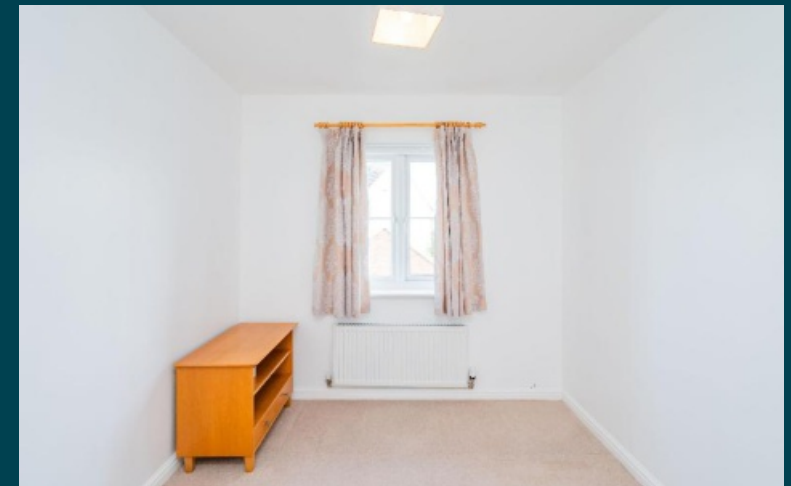
A well-proportioned three-bedroom terraced house, offering excellent family accommodation.

The property opens into a welcoming entrance, leading through to a living room and well-appointed kitchen. A convenient downstairs WC adds further practicality.

Upstairs, there are three bedrooms, comprising two comfortable double bedrooms one with an en-suite and a smaller single bedroom, which would also make an ideal home office, nursery or additional storage space. The accommodation is completed by a family bathroom.

To the rear, the property benefits from private garden space, offering a pleasant outdoor area for relaxing, entertaining or enjoying time with family during the warmer months.

A further highlight is the private garage, providing excellent additional storage space.





Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

Garden and Parking

The property benefits its own private garden space and allocated parking.

Location

Bonnyrigg is a popular Midlothian town, ideally positioned just a short distance from Edinburgh and offering an appealing combination of convenient amenities, excellent transport links and attractive surrounding countryside.

The town provides a good selection of everyday facilities, including local shops, cafés, restaurants, supermarkets, schools and community amenities. There are also a number of parks, walking routes and recreational facilities nearby, making the area well suited to both families and those looking to enjoy an active outdoor lifestyle.

Valuation

The property has been valued at £230,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band D.

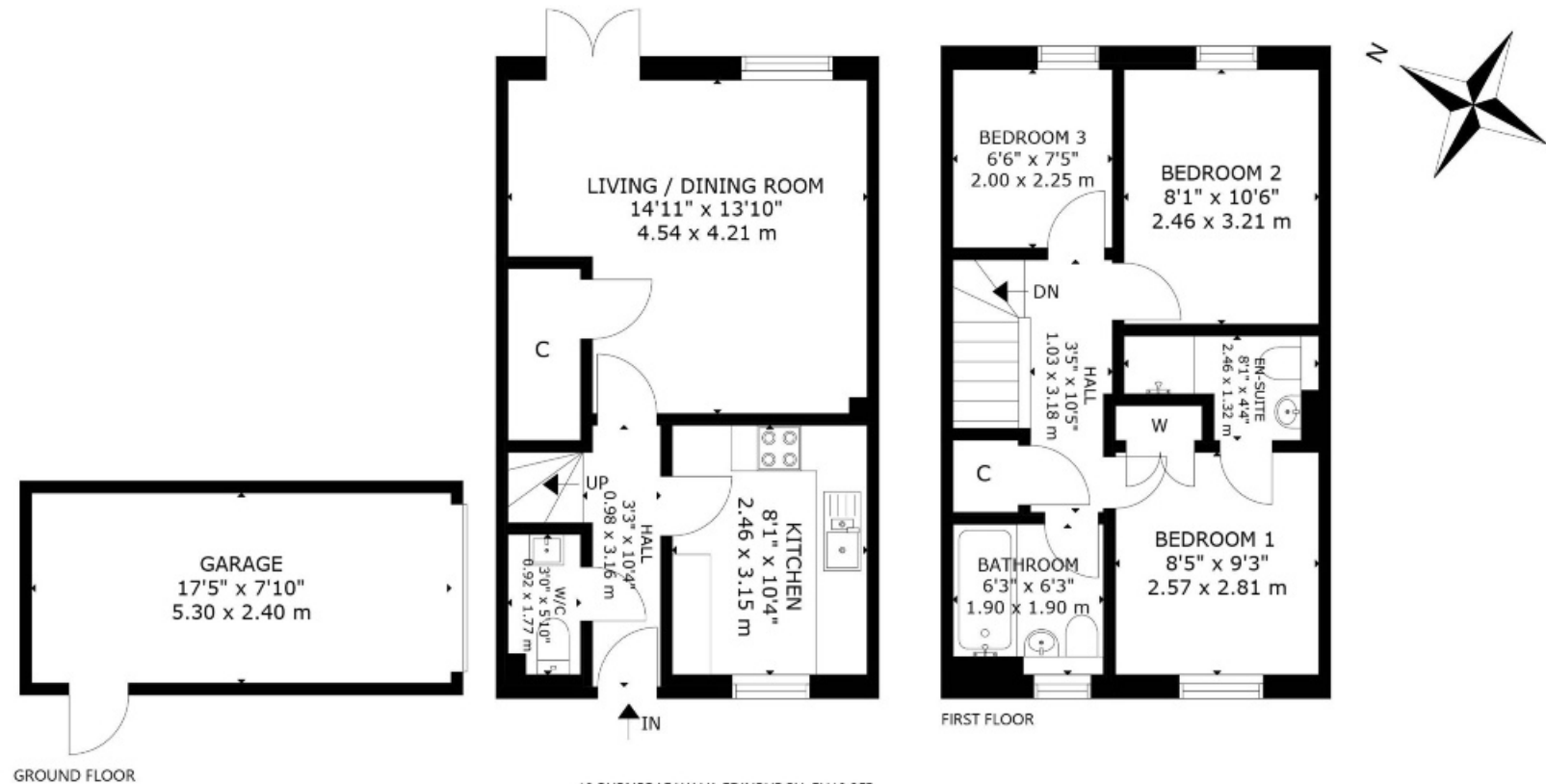
Extras

The cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





18 BURNBRAE WALK, EDINBURGH, EH19 3FP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 747 SQ FT / 69 SQ M
 GARAGE 137 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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