



6 Bunbrae Place
BONNYRIGG | EH19 3FL


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Presented in excellent condition throughout, this attractive three-bedroom end-terraced house enjoys a pleasant courtyard setting within a popular modern development in Bonnyrigg. Offering bright, well-proportioned accommodation over two levels, the property combines comfortable modern living with an attractive, low-maintenance garden.

The welcoming entrance hallway gives access to a convenient ground-floor WC and a well-appointed kitchen featuring a good range of fitted wall and base units together with integrated cooker. To the rear, the spacious living/dining room provides plenty of room for both comfortable seating and a dining table, with useful under stair storage and patio doors opening directly onto the rear garden.

Upstairs, the landing benefits from a linen cupboard and access to the loft. There are two generous double bedrooms, both featuring fitted wardrobes, along with a versatile third bedroom which would work equally well as a child's room, guest bedroom or home office. Completing the accommodation is the modernised shower room, stylishly finished with a waterfall-style shower.

Externally, both the front and rear garden have been designed with ease of maintenance in mind. The fully enclosed rear garden features an Indian sandstone patio which provides an ideal space for outdoor dining and entertaining, complemented by an artificial lawn. An allocated parking space is conveniently positioned to the rear. Further benefits include gas central heating and double glazing. Early viewing is recommended!

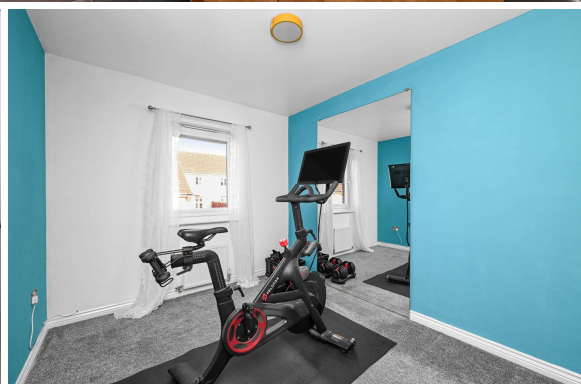
- Welcoming Entrance Hall
- Spacious Living/Dining Room with Patio Doors
- Fitted Kitchen with Integrated cooker
- Ground Floor WC
- Two Double Bedrooms (with integrated storage)
- Versatile Third Bedroom/Home Office
- Contemporary Shower Room
- Linen Cupboard & Loft Access
- Private Low Maintenance Front and Rear Landscaped Gardens
- Allocated Parking Space
- Gas Central Heating & Double Glazing

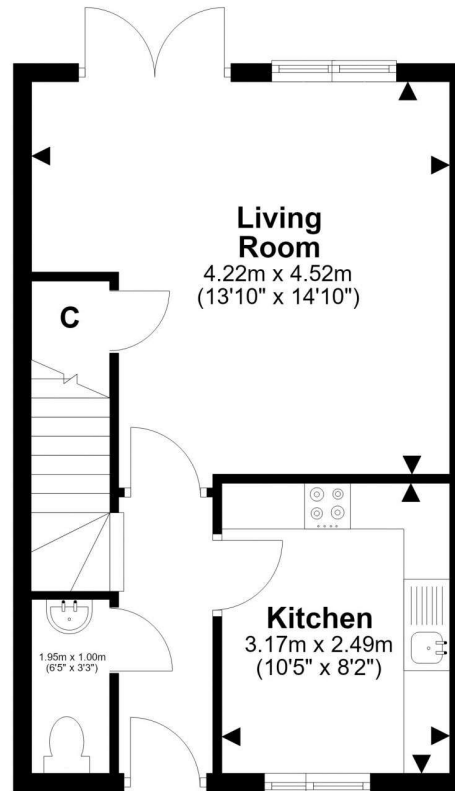
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



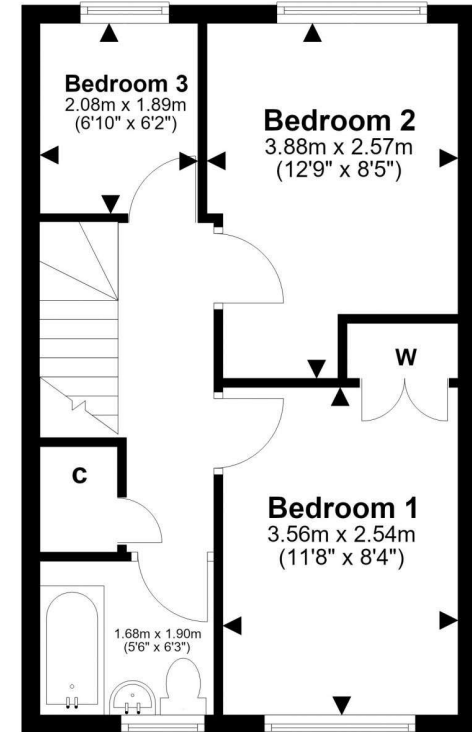
Integrated kitchen appliances will be included in the sale of the property along with all window coverings and light fittings. Other items may be available with separate negotiation.. EPC: C. CT: D. Factoring: Scottish Woodlands approx. £150 P/Y & Charles White approx. £80 P/Q.

The property is situated within the popular Hopefield development, conveniently located within walking distance of a primary school and a Morrisons Local store. Eskbank Railway Station is also approximately a five-minute drive away, providing excellent transport links to Edinburgh city centre and beyond.. The property is well positioned to take advantage of a good range of shopping outlets on hand, supported by the usual banks, building societies and postal services. There is further shopping in nearby Dalkeith, whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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