





Welcome

Welcome to 28 Burnbrae Avenue, a spacious three-bedroom semi-detached house, situated in a much sought-after residential area in the lovely Midlothian town of Bonnyrigg. This property is presented to the market in good condition providing ideal family accommodation over two levels. There are garden grounds to the front and rear which are ideal for outside entertaining, with its own detached garage part of a block of two to the rear of the property. It is only a short walk from both primary and secondary schooling,

- Superb sought-after modern residential estate
- Ground floor WC
- Living and dining room with rear facing window and French doors to the rear garden,
- Fully fitted modern breakfasting kitchen with front facing window, a range of wall and base units, gas hob, oven, extractor, washing machine, dishwasher, and fridge freezer
- Upper hallway with airing cupboard and loft access
- Main bedroom with window to the front and built-in wardrobes
- En-suite shower room
- Bedroom two with window to the rear
- Bedroom three with window to the rear
- Family shower room with front facing window
- Double glazing and gas central heating
- Front and rear private gardens, ideal for outside entertaining
- Garage and parking





Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Only a short walk from both primary and secondary schooling, Bonnyrigg town centre is also within easy reach and provides a host of local shopping, restaurants, and hostelryes. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated kitchen appliances and white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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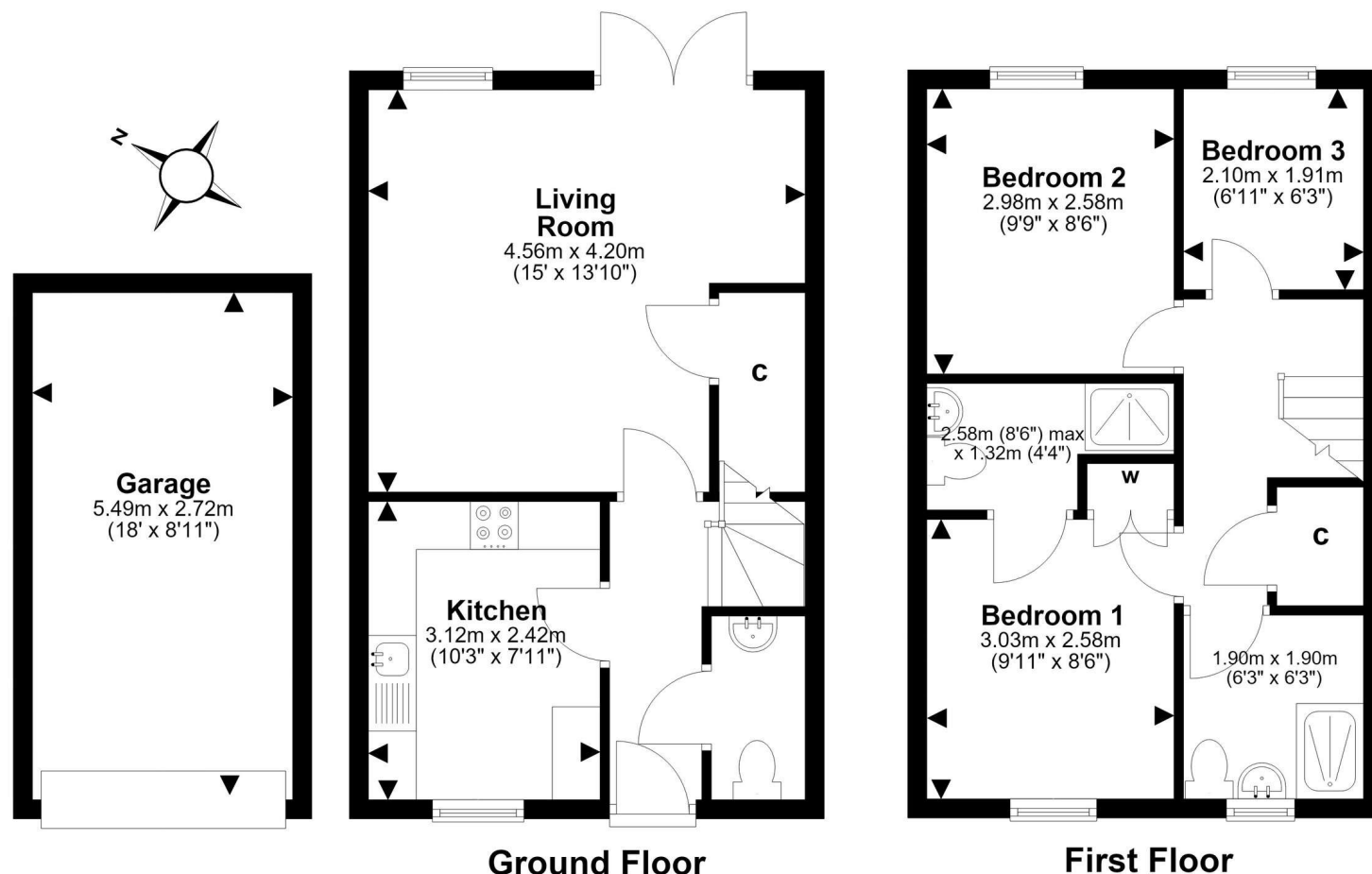
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.