NEILSONS

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Offers Over

£230,000

7 Burnbrae Place

Bonnyrigg | Midlothian | EH19 3FL

This most impressive, beautifully presented end-terraced villa with private gardens and allocated parking space, is quietly positioned within a pleasant courtyard setting within the popular Hopefield Estate of Bonnyrigg, close to local amenities, reputable schooling and commuting links.

- 3 Bedrooms
- 1 Public room
- 1 Shower room & WC apartment
- Private Gardens
- Allocated Parking
- EPC Rating – C
- Council Tax Band - D



Description

The property is presented to the market in true move-in condition, having been tastefully upgraded by the current owners to create a stylish and contemporary home finished to a high specification throughout. Ideally suited to buyers seeking a property ready to enjoy from day one, this impressive home offers beautifully appointed accommodation and merits internal viewing to be fully appreciated. The well-proportioned accommodation comprises an entrance hallway with a useful two-piece WC apartment off. To the front, the contemporary fitted kitchen is equipped with an excellent range of wall and base units, complementary worktops and a range of integrated appliances, including an electric hob, oven and extractor hood. Further features include a useful breakfast bar and attractive mood lighting. To the rear, the elegant reception/dining room enjoys excellent natural light, with French doors opening directly onto the sunny south-westerly facing rear garden, creating an ideal setting for both relaxing and entertaining.





On the upper floor, there are two generously proportioned double bedrooms, one benefiting from built-in wardrobes, together with a further single bedroom, currently utilised as a home office. Completing the accommodation is a stylish contemporary shower room, fitted with a white three-piece suite comprising a wall-hung wash hand basin with storage, WC and walk-in shower enclosure featuring a luxurious rainfall shower, complemented by wet wall panelling. Further benefits include gas central heating with combi boiler and double glazing.

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/ oven/hood and integrated appliances (fridge freezer and dishwasher).



Externally

There is a private garden located to the front laid to lawn with fencing and located to the rear is a fully enclosed sunny south-west facing garden with an area of lawn, paved patio and decking. An allocated parking space is located to the side of the property.



Factors

Charles White are the factoring agents for the estate to which a quarterly fee of approx. £85 is payable for the upkeep of the communal grounds. In addition, there is a contribution of approx. £155 per annum to the Scottish Woodland Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.

Viewing

By appointment through Neilsons on 0131 625 2222.





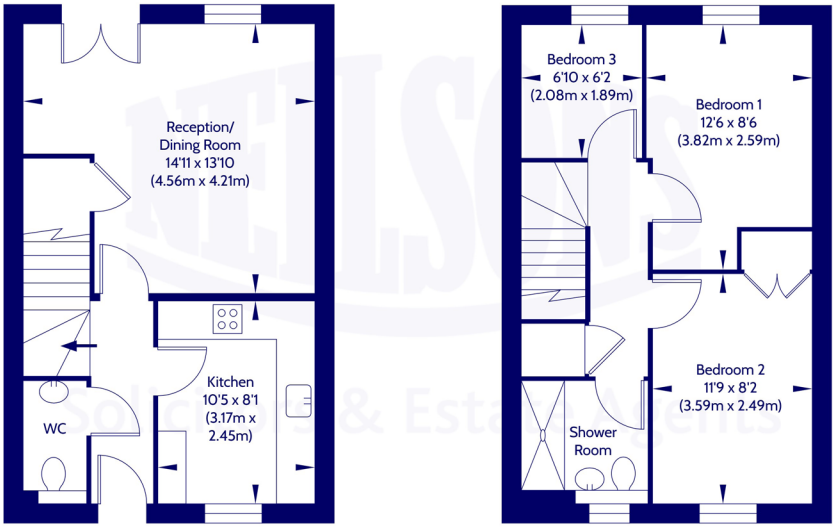
Location

Burnbrae Place forms part of the desirable Hopefield Estate within the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. There is a good range of local day to day amenities in the area with a large 24 hour Tesco Superstore just a short journey away. The Lasswade Centre houses a gym, swimming pool, library and café with many further recreational facilities available including Kings George V Park, Broomieknowe & Melville golf courses with the area surrounded by attractive open countryside providing pleasant walkways and cycle paths with the nearby district of Roslin providing lovely woodland walks within Roslin Glen. Educational facilities are available in the area ranging from nursery to senior level, with Burnbrae Primary School just a short walk away, providing an ideal base for young families. The City By-pass is easily accessible and links the main Scottish motorway network system. The A1 and A7 is also within close proximity with frequent bus connections and rail service providing an ideal base for the commuter.





Approx. Gross Internal Floor Area 68 Sq M / 733 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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