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116 Burnbrae Road

BONNYRIGG, MIDLOTHIAN, EH19 3FS

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Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to the west.

Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and Post Office services. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts and a golf course at Broomieknowe. There is a Sports Complex at Lasswade High School, a Bowling Green near the school and no end of local social activities. There are primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Bonnyrigg may, therefore, be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.

An excellent opportunity to acquire this highly desirable three bedroom end-terraced house, making for an ideal family home and located within the Hopefield development of Bonnyrigg.

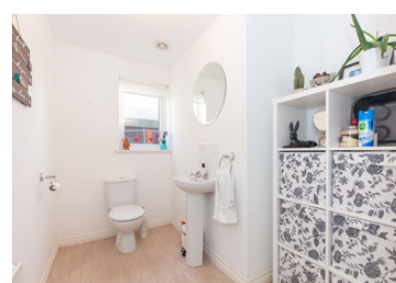
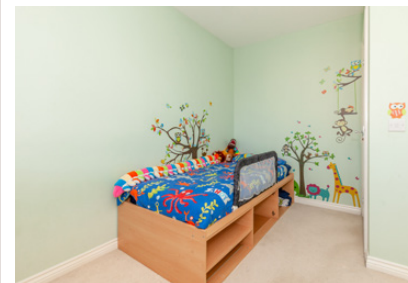
Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, with the ground floor briefly consisting of an entrance hallway, a two-piece WC, a bright and spacious lounge, with under-stair storage cupboard and access to the rear garden through double patio doors and a modern kitchen benefiting from an integrated four gas hob/ oven, extractor hood, fridge/ freezer, washing machine and dishwasher.

The first floor comprises, a landing, one double bedroom and two small double bedrooms, all of which are flooded with light and provide space for storage units and furniture arrangements and a three-piece, partially tiled family bathroom, benefiting from an overhead shower.

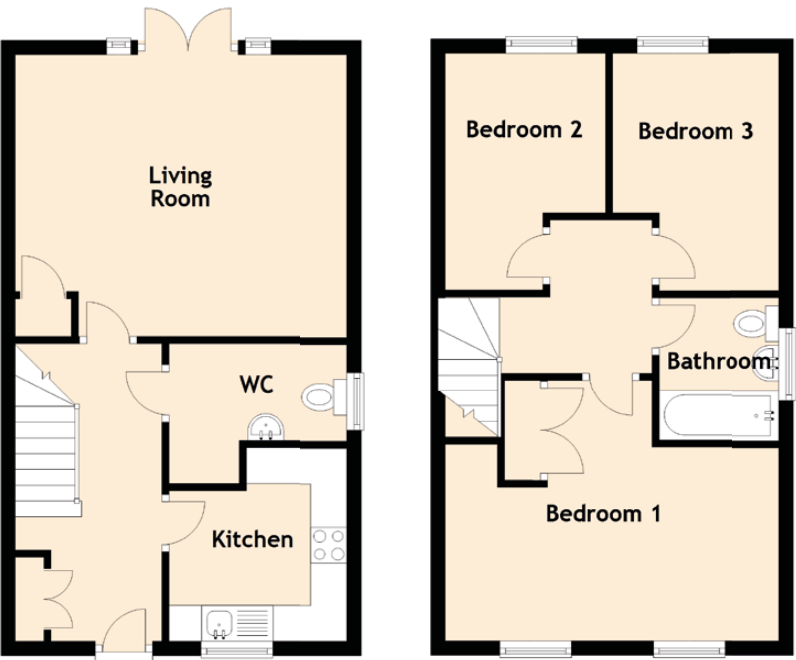
The attic is accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing and a single allocated space to accommodate for off-street parking. There is more than adequate on-street parking to accommodate visitors. There are private garden grounds to the front and rear of the property inclusive of a private decking area.



Specifications & Details

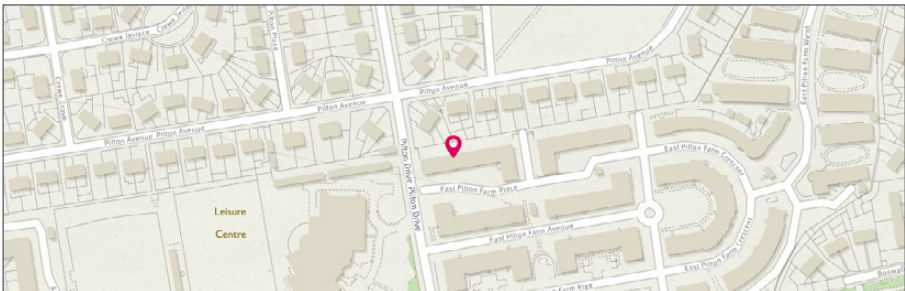
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.64m (15'3") x 3.96m (13')
Kitchen	2.70m (8'10") x 2.49m (8'2")
Bedroom 1	4.63m (15'2") x 2.74m (9')
Bedroom 2	3.31m (10'10") x 2.24m (7'4")
Bedroom 3	3.32m (10'11") x 2.33m (7'8")
Bathroom	2.00m (6'7") x 1.68m (5'6")
WC	2.49m (8'2") x 1.95m (6'5")

Gross internal floor area (m²): 76m² | EPC Rating: C



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