

112 Burnbrae Road

BONNYRIGG, EH19 3FS



An excellent opportunity to acquire this two bedroom terraced house, being well located within popular Bonnyrigg



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McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced house to the market. Presented in superb internal condition, the house is an ideal starter home in a popular modern development.

THE LIVING ROOM



Internally, the accommodation is focused towards a generous living room with French doors opening onto a private rear garden.

THE KITCHEN



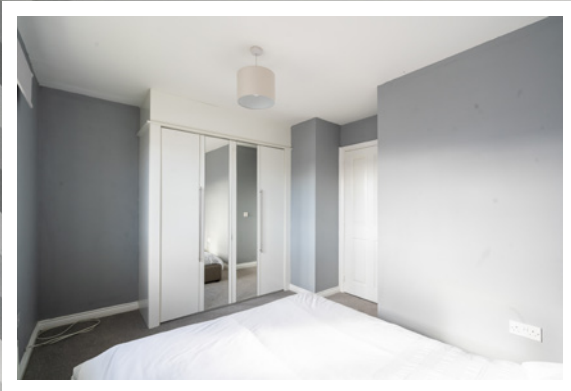
There is a modern fitted kitchen with a good range of base and wall-mounted units as well as a useful pantry. This gives ample prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and space is provided for a free-standing washing machine and fridge freezer. The ground floor is completed by a WC with a two-piece white suite.





On the upper level, there are two double bedrooms and a bathroom. The bedrooms both enjoy plenty of space for a complete range of free-standing bedroom furniture. The front-facing master bedroom further benefits from a large fitted wardrobe. The bathroom boasts a lovely contemporary finish and includes a white suite with a shower over the bath.

BEDROOM 1



BEDROOM 2



THE BATHROOM



Further benefits include gas central heating, double glazing, an allocated parking space and residents parking to the rear.

This is a lovely home and sure to be popular. Early viewing is highly recommended.

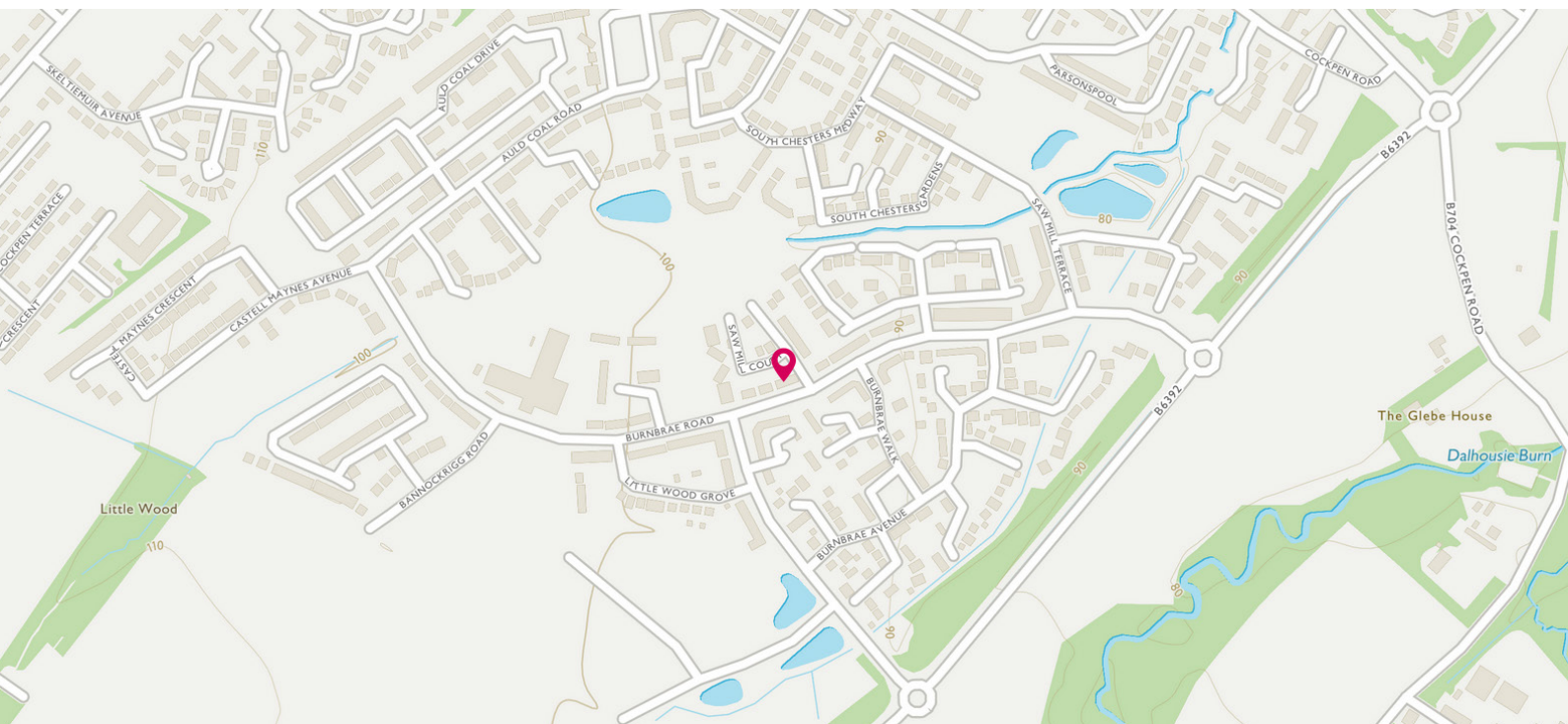
THE COURTYARD & VIEW



The second floor plan shows a large **Living Room** at the front. To the left, a staircase leads down. The rear section contains a **WC**, a **Pantry**, and a **Kitchen** with a sink and stove. A large **Bedroom 2** is located at the back left, and a **Master Bedroom** is at the back right, featuring a **Bathroom** with a bathtub.

Living Room	3.80m (12'6") x 3.50m (11'6")
Kitchen	2.40m (7'10") x 2.10m (6'11")
Pantry	1.70m (5'7") x 0.60m (2')
WC	1.70m (5'7") x 1.50m (4'11")

Gross internal floor area (m²): 63m²
EPC Rating: C



THE LOCATION

Bonnyrigg is a small thriving town in the county of Midlothian just south of Edinburgh 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, Lasswade, Bonnyrigg, Loanhead, Roslin to Penicuik to the west. The town offers a convenient location for easy access to Edinburgh or for anyone who is required to travel throughout Scotland perhaps in connection with their job. There are good local transport links to the City Centre via car, bus or the new Eskbank Train Station. The City Bypass can be reached in a matter of minutes making every major trunk route easily accessible.





Bonnyrigg itself provides excellent shopping, leisure and community facilities as well as essential services such as schools, doctors, dentists, Post Office and banking. The local Burnbrae Primary School is within a very short walking distance and the new Lasswade High School Centre offers excellent modern facilities including a library, swimming pool, multiple sports and clubs and the Midlothian gymnastics academy.

In addition, the town provides two bowling greens and easy access to several neighbouring golf courses including Broomieknowe and Kings Acre. The area offers easy access to the village of Lasswade for Esk Valley riverside walks and the highly rated "The Papermill" Restaurant and the more traditional "Laird and Dog Inn".



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