



43 Burnbrae Road, Bonnyrigg, Midlothian, EH19 3EY

Immaculately Presented, Two Bedroom, Second Floor Apartment.

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Property Description

Immaculately presented, two-bedroom, second (top) floor apartment, set in a modern factored residential development. Located in the popular and well-placed town of Bonnyrigg, to the south of Edinburgh.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a bathroom and en-suite shower room. Features include stylish modern décor, 'Hive' controlled gas central heating, uPVC framed double glazing, TV and telephone points, a secure entry system and excellent integrated storage provision including an attic. Externally the property benefits from a shared rear garden, mostly laid to lawn, with an allocated parking space to the rear, and visitors parking to the front.

The entrance hall serves each room of the property, has a secure entry phone, a storage cupboard and carpeted flooring. Set to the front, the spacious living/dining room features dual aspect windows, carpeted flooring, central light fixtures and has space for both lounge and dining furniture.

Accessed via the lounge, the kitchen is fitted with contemporary units, quartz worktops, a stainless steel sink with drainer and a storage cupboard. Appliances include an fully integrated fridge/freezer, dishwasher and oven with gas hob.

The southerly facing master bedroom features carpeted flooring, a built-in wardrobe and an en-suite shower room with a modern two-piece suite, an electric shower and tiled splash walls; whilst bedroom two is set to the opposite aspect, similarly well finished, with carpeted flooring and a built-in wardrobe.

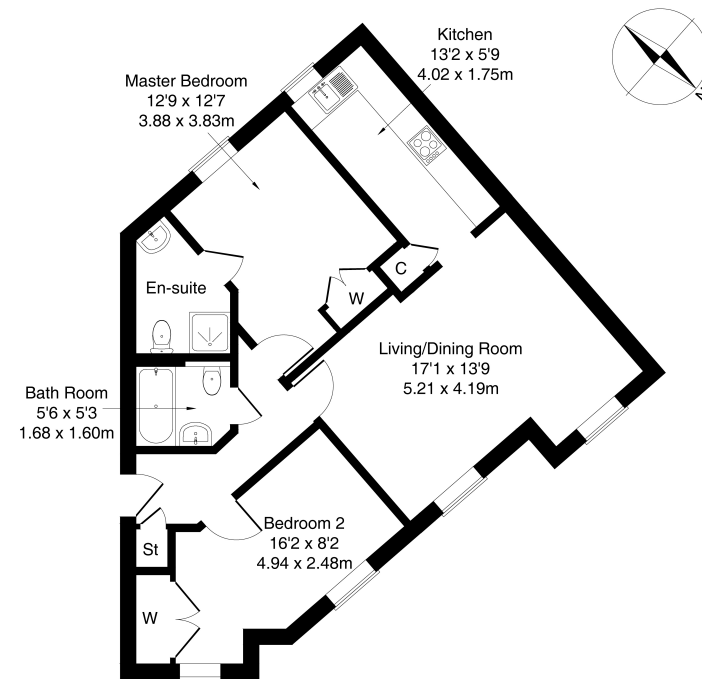
Completing the accommodation, the fully tiled bathroom is finished fitted with a modern three-piece suite, modern floor to ceiling tiles and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bonnyrigg is a popular residential location, with good commuting links to Edinburgh's city bypass via the A7, giving further connections to the city centre and surrounding areas. The town's high street provides all the usual day-to-day amenities, whilst Straiton Retail Park, with many high-street names, is within four miles. Bonnyrigg has its own library and health and

leisure centres with a swimming pool. Frequent bus services also serve the area for travel into the centre of Edinburgh and beyond. Bonnyrigg is a green belt village and has plenty of open countryside and areas for recreation close by, such as Roslin Country Park, the Pentland Hills, and three golf courses.





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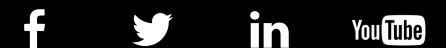
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