



Property Description

Bright and well-presented, three-bedroom mid-terrace home, with a garden, an allocated garage and parking bay. Set 'off-street', in a modern, maintained and family-oriented residential area of Bonnyrigg, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, an ensuite, a ground-floor WC, and a family bathroom.

Highlights include high-quality flooring for the ground floor, a fitted kitchen, a modern bathroom, and contemporary lighting. In addition, there is gas central heating, double glazing and superb storage including the garage and a loft space.

Externally, there is a lawn and shrubbery to the front, whilst the rear garden has a lawn, patios and a gate to the residential parking. This popular development also offers additional unrestricted residential parking and visitor spaces, well-maintained communal grounds and a primary school.

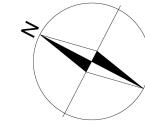
A welcoming entrance leads through to a spacious living/dining room positioned to the rear of the property, finished with light décor and contemporary flooring, benefiting from a wall-mounted TV point and providing direct access to the garden, making this an ideal space for entertaining. The kitchen area features a granite-effect worktop with a tiled-effect splashback, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, and space for two additional appliances. The entrance hall also benefits from a convenient ground-floor WC.

Heading upstairs, the carpeted landing provides access to all three bedrooms, each finished with matching carpet throughout; bedrooms two and three benefit from light décor, while bedroom one features a built-in cupboard ideal for storage and an en-suite shower room comprising a three-piece suite with a standalone shower cubicle. Completing the home is the family bathroom, which offers a three-piece suite with a shower over the bath.



10 Burnbrae Pend, Bonnyrigg, EH19 3FH

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Garage

Ground Floor

First Floor

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 thriving and well-connected residential town, offering excellent access to Edinburgh via the A7 and the city bypass, with frequent bus services providing easy travel to the city centre and beyond. The town itself offers a full range of everyday amenities along its high street, supported by nearby Straiton Retail Park, just four miles away, featuring a wide selection of popular high-street retailers.

Residents benefit from local facilities including a library, health centre, and leisure centre with a swimming pool. Surrounded by green belt land, Bonnyrigg boasts an abundance of open countryside and recreational spaces, with nearby attractions such as Roslin Country Park, the Pentland Hills, and several golf courses offering outdoor activities and scenic escapes.





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