



## 116a Bumbrae Road, Bonnyrigg, Midlothian, EH19 3FS

Beautifully Presented, Two Bedroom, Mid-Terrace Home with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Beautifully presented, two-bedroom, modern mid-terrace house, with front and rear gardens and an allocated parking space. Located in a modern, maintained and family-orientated residential area of Bonnyrigg, Midlothian.

Comprises an entrance hall, living room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, and continuous contemporary flooring for the ground floor. In addition, features include TV and phone points, gas central heating, double glazing and good storage provision including a loft space.

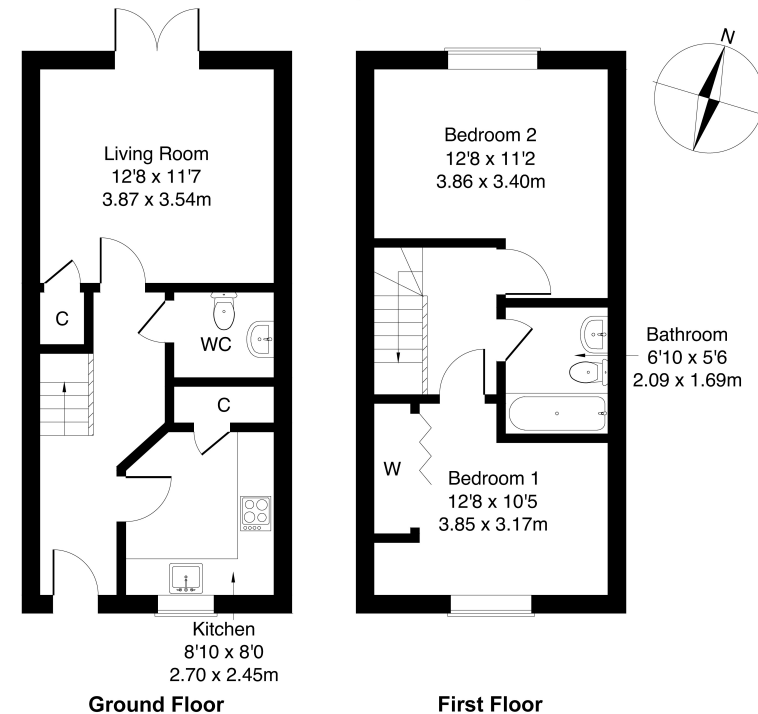
Externally there is a paved path and lawn to the front, an enclosed rear garden with a lawn and a gate opening to the residential parking to the rear. This popular development also offers additional unrestricted residential parking and visitors' spaces, well-maintained communal grounds and a primary school.

A welcoming entrance hall affords access throughout the ground floor, including a modern WC. Set to the rear, with wood effect flooring continuing from the hall, the living room features a TV wall mount point, two light fittings, a storage cupboard and French patio doors accessing the garden. Set to the front, the kitchen is fitted with modern units, stone effect worktops with matching upstands, a sink with drainer; and an integrated oven, gas hob, washing machine and fridge/freezer; whilst a built-in cupboard provides further storage.

On the upper floor, the two double bedrooms are set to opposite aspects, similarly well-finished and sized, with carpeted flooring and central light fittings; whilst bedroom one also features a large fitted wardrobe. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite, a mains mixer shower over the bath, modern splash walls and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 116A Burnbrae Road, Bonnyrigg, EH19 3FS  
Estate Agents and Solicitors

Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



# 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.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

