



Property Description

Immaculately presented, one-bedroom, ground-floor apartment, forming part of a modern, factored development. Located in a popular residential area in Bonnyrigg, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom, and a bathroom.

Tastefully finished throughout, highlights include a fitted kitchen with appliances and contemporary flooring throughout. In addition, there is a bright modern bathroom, double glazing, gas central heating, and good storage provision.

The development includes a secured entry system, a shared bike store, landscaped grounds and a large residential car park to the rear.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. To one side, the generously proportioned living room offers ample space for both lounge and dining furniture. The room is enhanced by tasteful décor, wood-effect flooring, and twin windows that flood the space with natural light.

On the opposite aspect, a well-presented double bedroom enjoys light, neutral décor with a stylish feature wall and wood-effect flooring, and benefits from a large built-in wardrobe providing excellent storage. Completing the accommodation, a modern bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



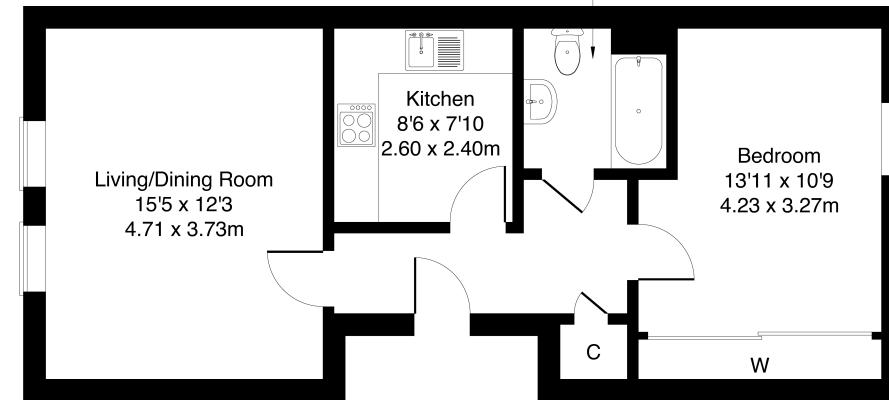
18 Burnbrae Terrace, Bonnyrigg, EH19 3DB

Approximate Gross Internal Area: (538 sq ft - 50 sq m.)

Bathroom

6'4 x 6'2

1.92 x 1.88m



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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