



10 Auld Coal Terrace, Bonnyrigg, Midlothian, EH19 3JP

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Lovely property in a great location brought to the market by McDougall McQueen. We are delighted to present for sale, this gorgeous bright and spacious detached four-bedroom house, occupying a prime corner plot, in a superb much sought-after modern residential estate in the lovely Midlothian town of Bonnyrigg. This property is presented to the market in walk-in condition throughout having been carefully maintained by its current owners and is ideal for a host of purchasers. There are lovely private garden grounds to the front, and rear which are ideal for outside entertaining, with a driveway providing parking off-street parking and access to a detached double garage which has both light and power. The property is close to local schooling and Bonnyrigg town centre is also within easy walking distance providing a host of local shopping, banks, restaurants and pubs. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters and those working from home. Early viewing is highly recommended to avoid disappointment.

- Reception hall with storage
- Ground floor WC
- Spacious living room with front facing bay style window and window to the rear
- Dining room with front facing window (currently used as an office) (Bedroom 5)
- Lovely dining kitchen with a range of base and wall units with gas hob with splashback, oven, extractor, integrated fridge freezer and integrated dishwasher
- Utility room with side door access to the garden
- Upper hallway with loft access, airing cupboard and front facing window
- Main bedroom with window to the rear, dressing area and fitted wardrobes
- En-suite shower room with double shower base, wc and sink
- Guest bedroom with window to the rear
- Guest en-suite with double shower base, wc and sink
- Bedroom three with rear facing window
- Bedroom four with window to the front
- Great family bathroom with four-piece white suite with bath, separate shower cubicle, wc and sink
- Double glazing & Gas central heating
- Solar panels
- Alarm system
- Lovely private mature garden grounds to the front and rear with various areas providing the ideal space for outside entertaining
- Driveway
- Detached double garage with light and power



## Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

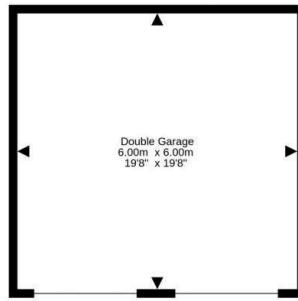
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliance. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

## Price & Viewing

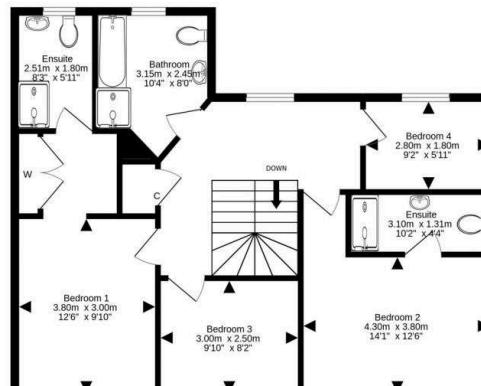
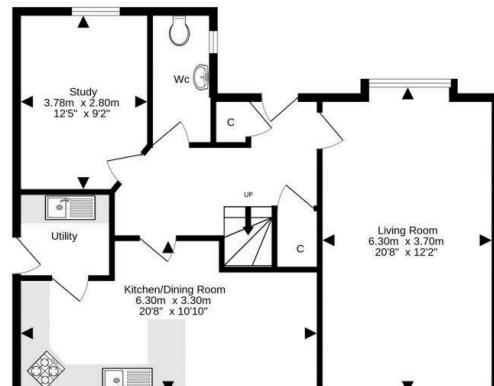
For price and viewing information or further details on this property please contact agent

**EPC Band - C**



Ground Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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1st Floor



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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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