










Offers Over

**£160,000**

## 13D Auld Coal Gardens

Bonnyrigg | Midlothian | EH19 3QW

This attractive and bright ground floor flat is offered to the market in move-in condition and is pleasantly situated within an established modern development in the popular district of Bonnyrigg. The property, which offers excellent sized accommodation would undoubtedly appeal to the first time buyer or young professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Communal grounds
-  EPC rating - B
-  Council tax band - C



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining, modern fitted kitchen with integrated appliances, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Parking & Factors

The property is surrounded by well maintained communal garden grounds and there is an allocated parking space located to the rear of the building. A factoring fee is made payable to Ross & Liddle for the upkeep of the communal areas of approximately £75 per month. A fee is also payable to Scottish Woodlands Ltd of £155 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).



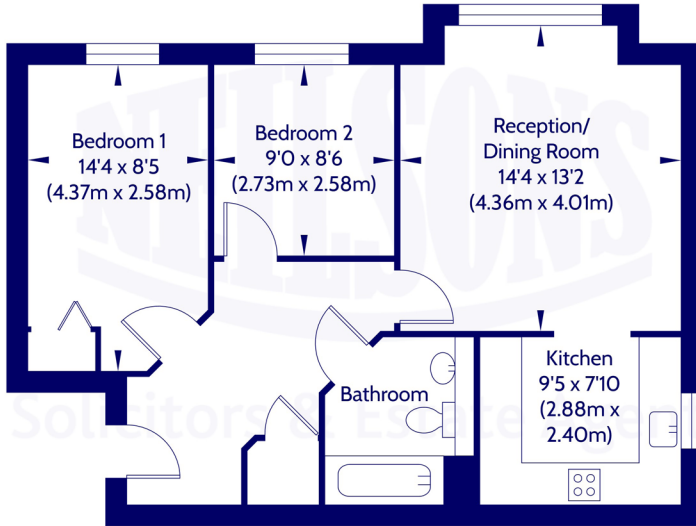


## Location

The property is quietly situated within an established modern development in the popular district of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool. The nearby Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.



Approx. Gross Internal Floor Area 57.27 Sq M / 616 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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