



boyd property

60 Auld Coal Road
BONNYRIGG | EH19 3JL

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Description

Boyd Property are delighted to present to the market this beautiful, light, and spacious 3-bedroom end terrace house, set in a well-established modern residential estate, located in popular Bonnyrigg, Midlothian, to the south of Edinburgh. The property is offered in good order throughout and briefly comprises a welcoming entrance hallway with WC off, a well-proportioned lounge/dining room and there is a modern fitted kitchen. A carpeted staircase leads to the first-floor landing which gives access to three good sized bedrooms and a contemporary shower room. The property benefits from gas central heating, double glazing, good storage facilities, well maintained private gardens to the front and rear and come complete with an allocated parking space. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

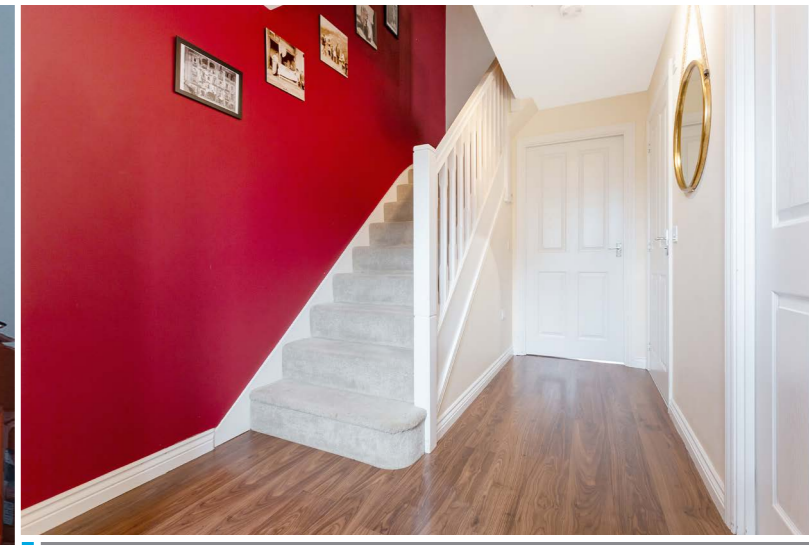
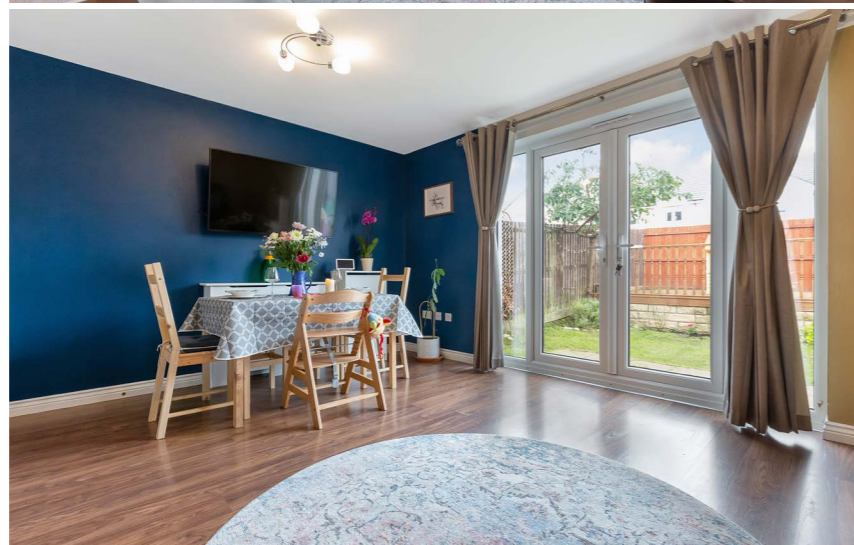
Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, 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

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

For price and viewing information contact Agents.



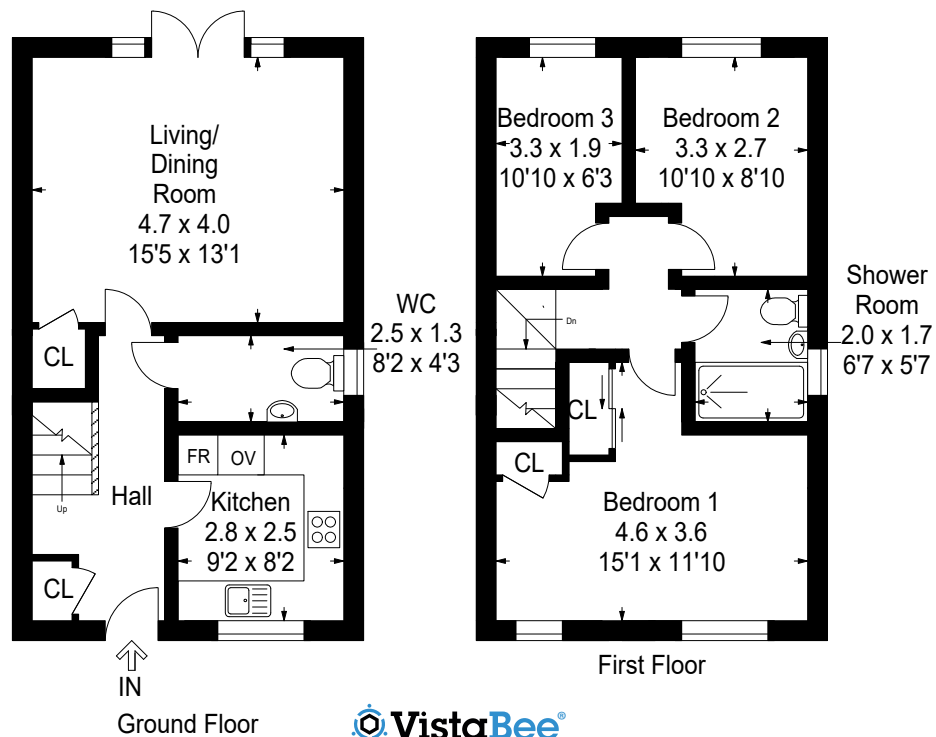
Features

- Entrance hallway
- Lounge/Dining Room
- Kitchen
- Downstairs WC
- Upper landing
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Allocated parking space



“ A beautiful, light, and spacious 3-bedroom end terrace house, set in a well-established modern residential estate, located in popular Bonnyrigg. ”

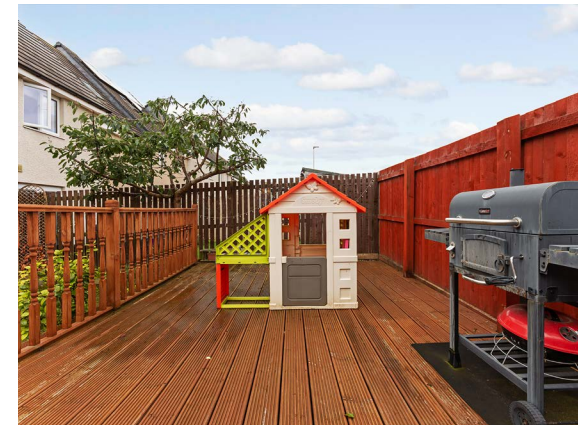




Approximate Internal Floor Area 861 Sq Ft / 80 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 part of 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.