










Offers Over
£165,000

3 Auld Coal Terrace

Bonnyrigg | Midlothian | EH19 3JP

This stylish ground floor flat is offered to the market in true move-in condition with many pleasing features and represents an ideal home for an individual or couple. The property benefits from gas central heating and is fully double glazed.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The hallway includes convenient storage and leads into a semi-open plan living-reception area that is spacious and bright, with three large windows flooding the room with natural light. The kitchen, accessible through an archway from the reception room, features a range of fitted wall and base units, integrated appliances, and acrylic splashbacks. The principal bedroom is a good-sized double with mirror-fronted built-in wardrobes and an en-suite shower room, which offers a white two-piece suite, vanity storage, and a fully tiled cubicle with a monochrome color scheme and electric shower. There is also a second well-proportioned double bedroom and a family bathroom, which includes a white three-piece suite, vanity storage, and stylish tiling around the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

Externally there are well maintained communal gardens and grounds and a allocated parking space. Entrance into the communal building is gained via a secure entry system.

Viewing

Please contact Neilsons on 0131 625 2222.





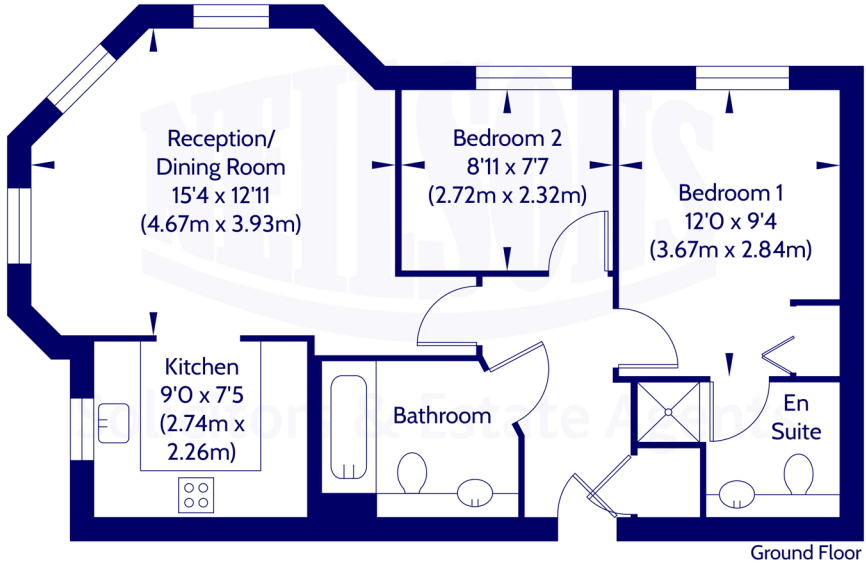
Location

The property is situated within the desirable Hopfield Estate within the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. There is a good range of local day to day amenities in the area with a large 24 hour Tesco Superstore just a short journey away. The Lasswade Centre houses a gym, swimming pool, library and café with many further recreational facilities available including Kings George V Park, Broomieknowe & Melville golf courses. The area is surrounded by attractive open countryside providing pleasant walkways and cycle paths with the nearby district of Roslin providing lovely woodland walks within Roslin Glen. Educational facilities are available in the area ranging from nursery to senior level, with Burnbrae Primary School just a short walk away, providing an ideal base for families. The City By-pass is easily accessible and links the main Scottish motorway network system. The A1 and A7 is also within close proximity with frequent bus connections and rail services (now available at the neighbouring Eskbank) providing an ideal base for the commuter.





Approx. Gross Internal Floor Area 56.84 Sq M / 612 Sq Ft.



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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