



14 Auld Coal Road  
Bonnyrigg, Midlothian, EH19 3JL

CALL US ON 0131 447 4747



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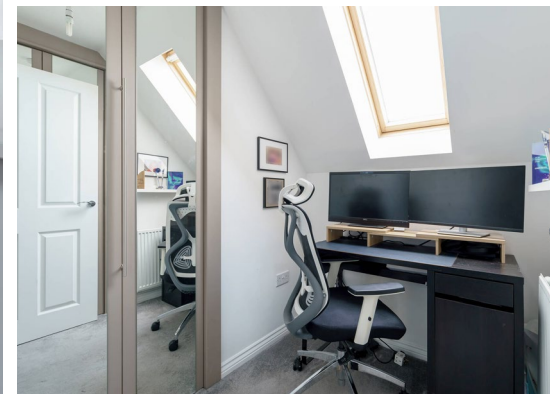
- Reception hall with storage.
- Cloakroom/WC.
- Good sized living room.
- Superb dining kitchen with appliances.
- French doors to rear garden.

## First level:

- Landing with storage cupboard.
- Two double bedrooms.
- Single bedroom.
- Contemporary fitted bathroom with shower.

## Second level:

- Master bedroom with en-suite shower room.
- Dressing room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed well maintained garden to rear with decking and astral areas.
- Two allocated parking spaces to rear.



## GENERAL DESCRIPTION

Attractive semi-detached town house situated in a popular modern development in the highly regarded town of Bonnyrigg in Midlothian. The property would make an excellent family home in a great location.

## FACTORING NOTE

The common areas within the development are maintained under factoring fees to Ross & Liddell and the Scottish Woodlands at a total approximate charge of £244 per annum.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 2.2 MILES TO ESKBANK TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 16 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

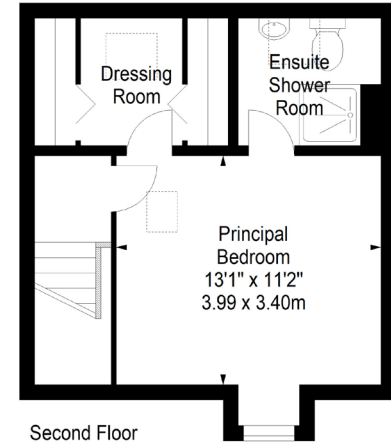
The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Dalkeith and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE TV BRACKET WITHIN THE LIVING ROOM WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.**



ENERGY PERFORMANCE  
CERTIFICATE RATING C





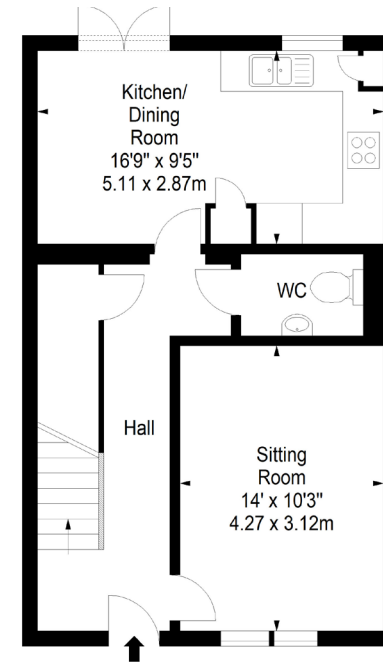
Second Floor



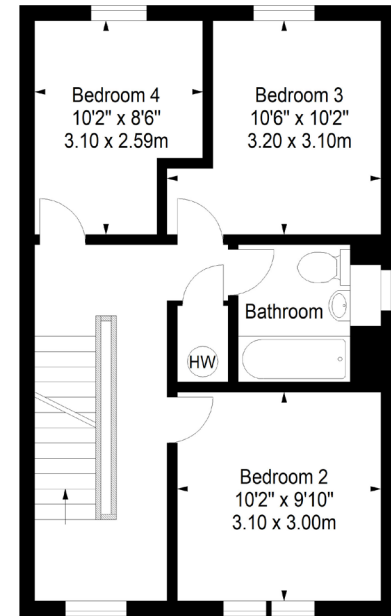
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Approx. Gross Internal Area  
1282 Sq Ft - 119.10 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.