



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**9 AULD COAL BANK**

Bonnyrigg, Midlothian, EH19 3JN



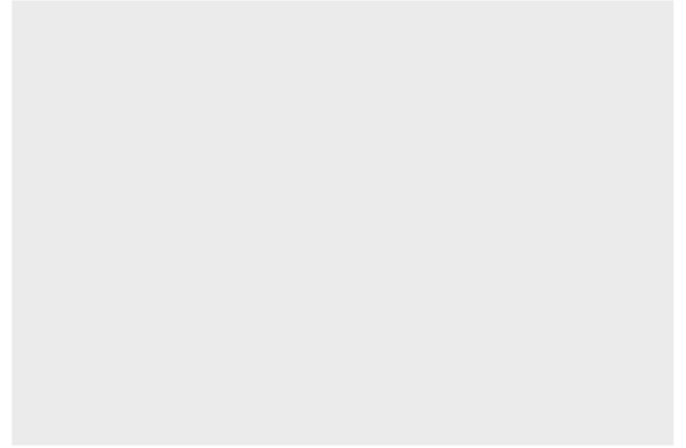


Representing an ideal purchase for first-time buyers, professionals, couples, young families, and rental investors alike, this two-bedroom first-floor flat forms part of a popular modern development in Bonnyrigg and is presented with immaculate, contemporary interiors. Most rooms in the flat are enviably southwest-facing, enjoying sunny natural light throughout the day. The close proximity of Bonnyrigg's excellent amenities (including shops, schools, transport links, and scenic open spaces) will undoubtedly make the home all the more appealing to prospective buyers.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- First-floor flat in popular Bonnyrigg
- Immaculately presented, contemporary interiors
- Secure shared entrance and stairwell
- Hall with built-in storage
- Sunny, dual-aspect living/dining room
- Two well-proportioned bedrooms (one with storage)
- Stylish bathroom with shower-over-bath
- Landscaped shared grounds
- Allocated parking space





EPC RATING:

B

COUNCIL TAX BAND:

C

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



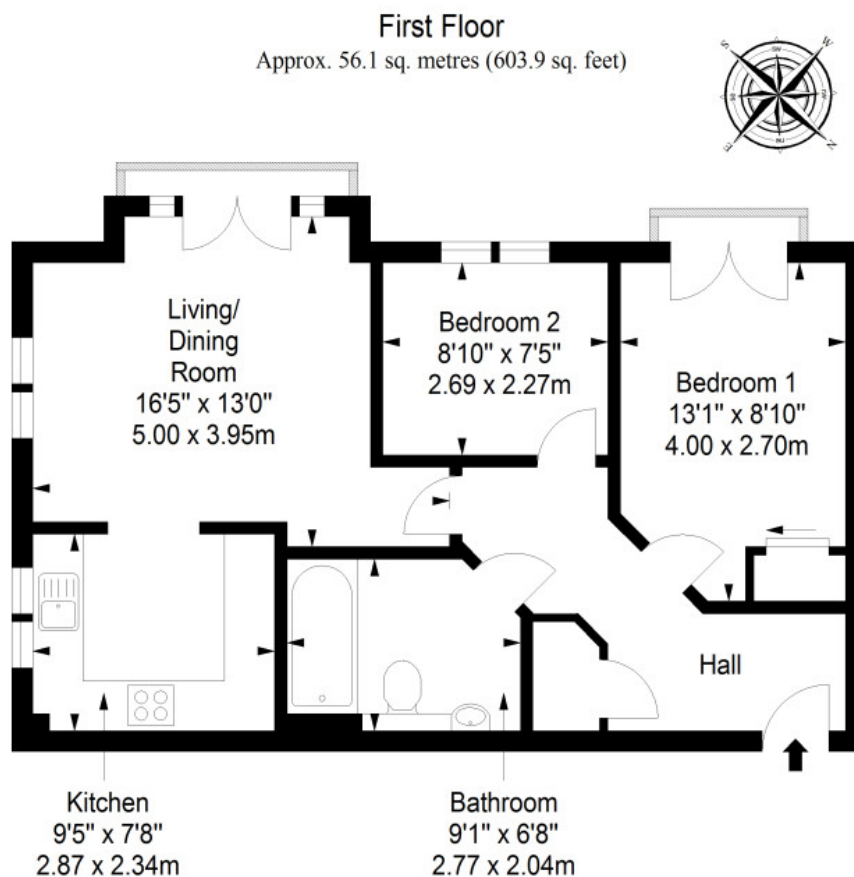
## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



Total area: approx. 56.1 sq. metres (603.9 sq. feet)



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