










Offers Over

£275,000

57 Auld Coal Road

Bonnyrigg | Midlothian | EH19 3JL

This attractive, beautifully presented semi-detached townhouse is offered to the market in move-in condition and is pleasantly situated within an established modern development popular with professionals and families. The property, which offers excellent sized accommodation benefits from internal viewing to be fully appreciated.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Allocated parking space
-  EPC rating - C
-  Council tax band - E



Description

In brief the accommodation comprises; welcoming entrance hallway, spacious and bright lounge and useful understairs storage, WC, modern fitted kitchen open plan to generous sized dining area and French doors providing direct access to the rear garden, three well proportioned bedrooms and family bathroom with three-piece suite and shower over bath and finally the top level comprises of a fabulous principal bedroom with stunning en-suite shower room and dressing room/nursery. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and integrated washing machine.

Gardens, Parking & Factors

To the front of the property lies a neat area of lawn. The private garden to the rear is a fantastic sized and is mainly laid to lawn with an area of patio. It is fully enclosed and offers an ideal space to enjoy outside dining/relaxing. An allocated parking space is located to the rear together with visitors parking. A factoring fee is payable to Lowther Homes for the upkeep of the communal areas of approximately £100 per year. A fee is also payable to Scottish Woodlands of approximately £130 per year.

Viewing

By appointment through Neilsons (0131 625 2222).





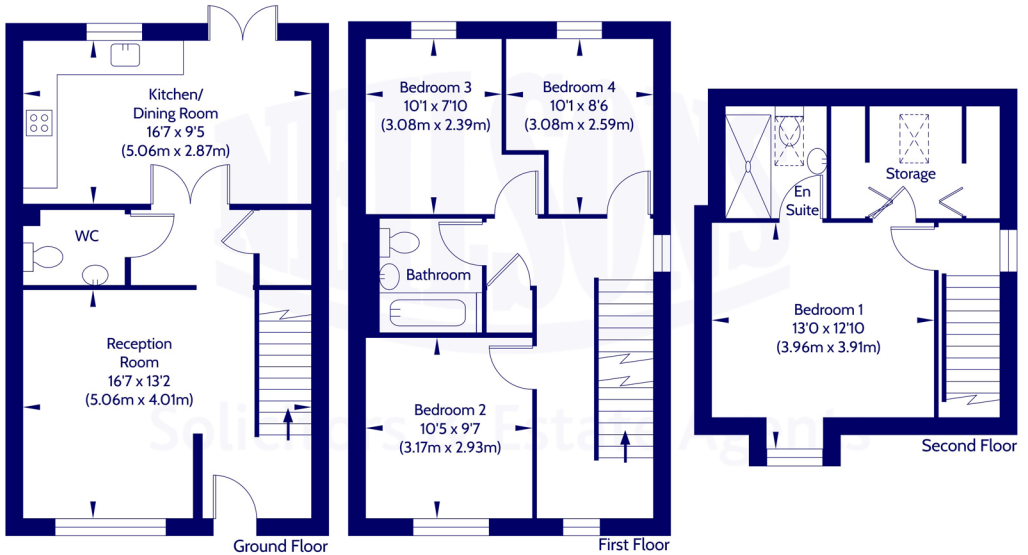
Location

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 104.79 Sq M / 1127 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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