










## 4 Auld Coal Road

Bonnyrigg | Midlothian | EH19 3JL

Neilsons are excited to bring to the market this delightful, well presented semi detached townhouse over three levels, with private gardens and allocated parking it shall make a great family home. Forming part of the sought after Hopefield Estate of Bonnyrigg, the property is within easy reach of excellent commuting links, local amenities and reputable schooling.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

Upon entering, the hallway greets you with convenient amenities including a WC and storage space, alongside a staircase leading to the upper levels. Adjacent, the reception room invites with its front aspect, laminate flooring, and contemporary decor, setting a welcoming tone. Moving towards the rear, the property reveals a spacious dining kitchen featuring pristine white gloss wall and base units, complemented by a coordinating worktop and splashback. Integrated appliances streamline functionality while glass doors seamlessly connect to the rear garden. Ascending to the first floor unveils three generously sized double bedrooms, with two overlooking the tranquil garden and one facing the front. Each room boasts neutral decor and soft carpeting. A well-appointed family bathroom adds convenience, showcasing a white three-piece suite and stylish tiled accents around the bath. To the second floor, the principal bedroom, offers a generous layout. This luxurious space includes a separate dressing area equipped with two built-in wardrobes, and an en-suite shower room featuring a crisp white two-piece suite and tiled cubicle with a thermostatic shower.



## Extras

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

## Gardens & Driveway

The rear garden features a split-level design, with the lower portion adorned with artificial turf, offering low-maintenance charm. Ascending to the raised level, you'll find a spacious slabbed patio, perfect for outdoor gatherings and entertaining. Conveniently, two designated parking bays await at the rear of the property, while additional on-street parking options are available for residents and guests alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





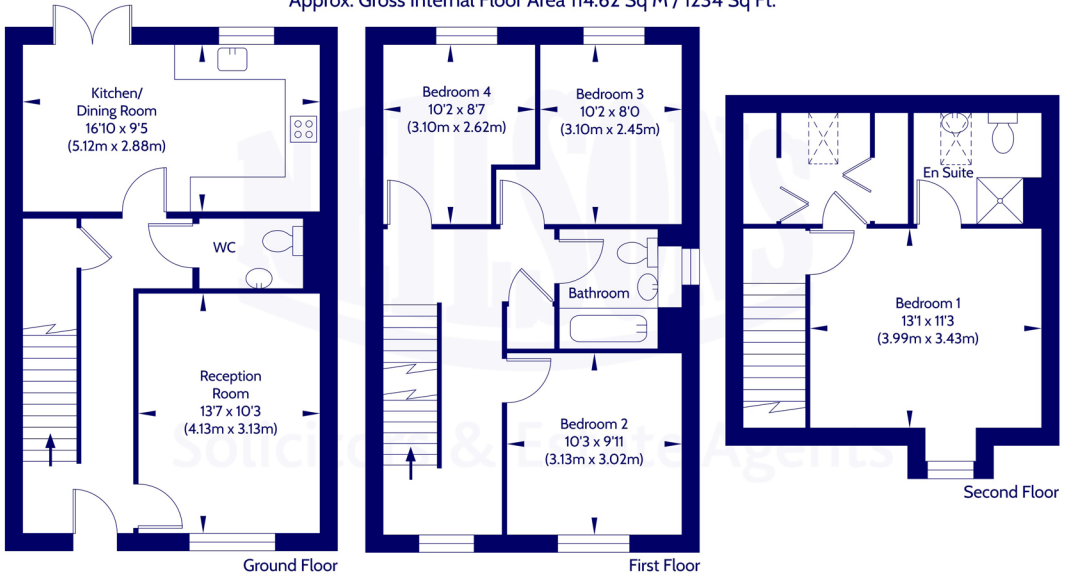
## Location

Auld Coal Road forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, 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 with frequent public transport links available serving surrounding areas and the city centre. The property is nearby train stations for ideal for commuting. 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 with King George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are 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 for nursery to secondary level.





Approx. Gross Internal Floor Area 114.62 Sq M / 1234 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.



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