



22 Auld Coal Drive
Bonnyrigg, Midlothian, EH19 3QZ

CALL US ON 0131 447 4747

22 Auld Coal Drive Bonnyrigg, Midlothian, EH19 3QZ

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive & good sized living room.
- Double doors to formal dining room.
- Fabulous breakfasting kitchen with appliances.
- French doors to rear garden.
- Utility room with storage cupboard off.
- Upper landing with storage.
- Access to attic.
- Mater bedroom with fitted wardrobes & ensuite shower room.
- Generously proportioned double bedroom with ensuite shower room.
- Three further bedrooms one with fitted storage.
- Contemporary fitted four piece family bathroom.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to large integral garage.
- Gate to side.
- Extensive beautifully landscaped garden to rear with feature paving & astro turf.
- External lighting at rear.
- External water tap.
- Ample on street parking.

GENERAL DESCRIPTION

An immaculately presented detached villa situated within a sought after modern development in the highly regarded Midlothian town of Bonnyrigg, an ideal commuter base into Edinburgh with its close proximity to the Edinburgh City Bypass. The property is set on an excellent corner plot and is situated close to a wide range of local amenities making this an ideal family home in a superb location.

FACTORING NOTE

The communal areas within the development are factored by Ross & Liddell & Scottish Woodland at the approximate charge of £280 per annum.



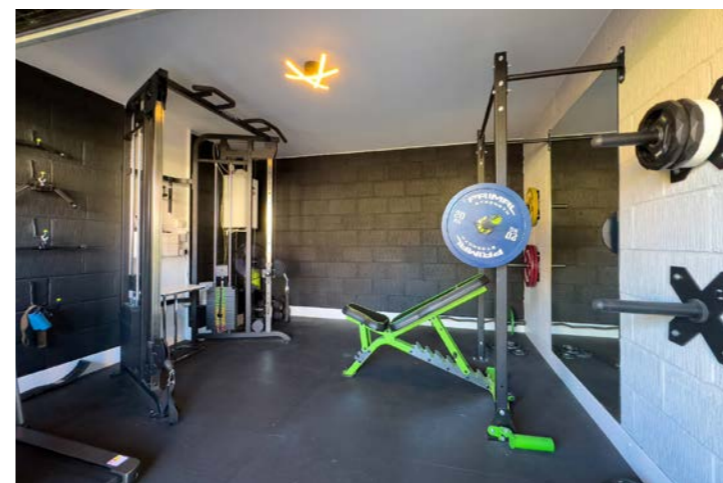


LOCATION

Auld Coal Drive is set within the sought after established modern Hopefield Estate of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the local nursery and primary school and is a stone's throw from a delightful expanse of parkland with nearby pond and kids play park. The area is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links 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 with Kings 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.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE./FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION ALONG WITH THE GARDEN FURNITURE, FRIDGE/FREEZER WITHIN THE UTILITY CUPBOARD AND THE WALL MOUNTED TELEVISION WITHIN THE KITCHEN.



COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO ESKBANK TRAIN STATION
AIRPORT: APPROXIMATELY 16 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

**Auld Coal Drive,
Bonnyrigg,
Midlothian, EH19 3QZ**

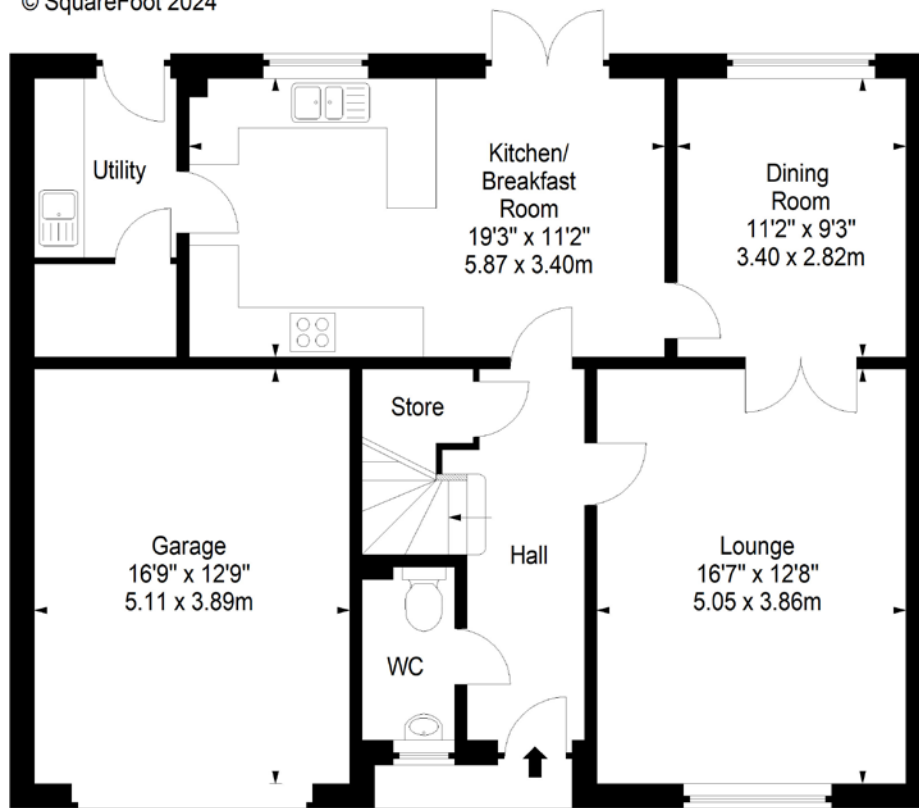


Approx. Gross Internal Area
1752 Sq Ft - 162.76 Sq M
Garage

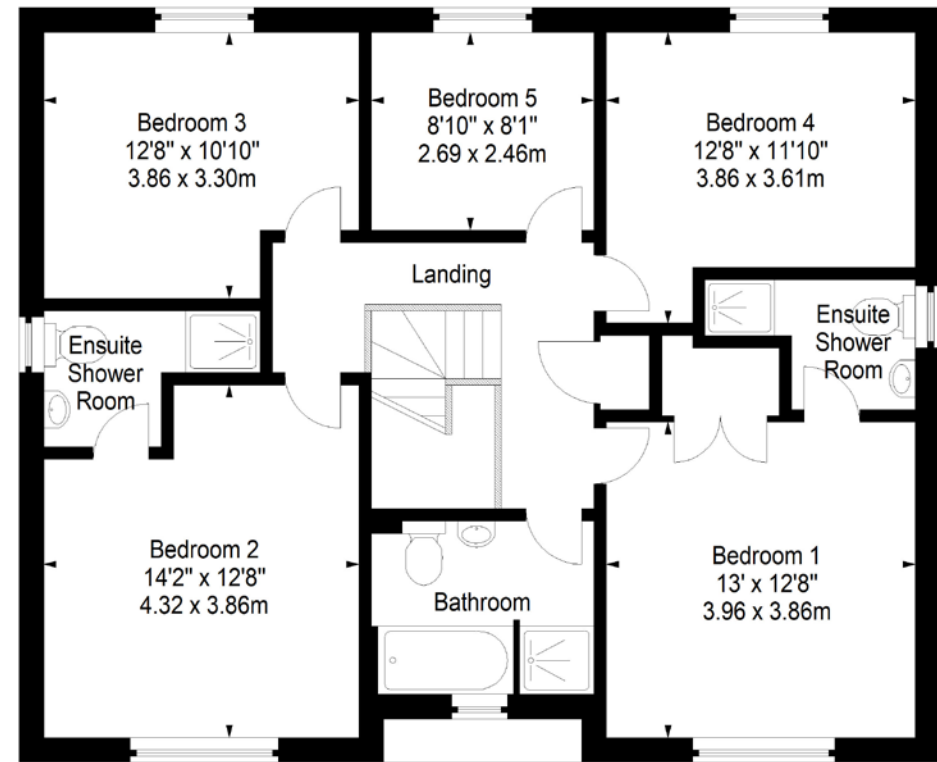
Approx. Gross Internal Area
221 Sq Ft - 20.53 Sq M
For identification only. Not to scale.
© SquareFoot 2024



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

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

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