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39 Auld Coal Road

Bonnyrigg, Midlothian, EH19 3JL

39 Auld Coal Road

Positioned within the popular Midlothian town of Bonnyrigg, 39 Auld Coal Road is a stylish contemporary mid-terraced home offering well-presented accommodation over two levels. Ideally placed for local amenities, schooling and excellent transport links towards Edinburgh, the property provides a superb setting for modern family living. The welcoming entrance hall, complete with a convenient WC, leads through to a sleek fitted kitchen and on to an elegant living room featuring attractive herringbone-style flooring. A bright and versatile sunroom extends from the living space, providing direct access to the private rear garden. two generous double bedrooms and a contemporary bathroom complete the upper floor. There is also a private gardens with outdoor seating and residents' parking with one allocated space.
Factors: Woodlands £34 quarterly fee for garden maintenance.
Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Contemporary mid-terraced house in Bonnyrigg
- Well-presented accommodation over two levels
- Bright entrance hall with staircase to the upper floor
- Stylish living room with herringbone-style flooring
- Modern fitted kitchen with sleek white units
- Sunroom opening directly to the rear garden
- Two double bedrooms on the upper floor
- Ground-floor WC and contemporary bathroom
- Private front and rear gardens
- Residents' parking with one allocated space

A bright sunroom extending to the rear garden

360

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for a virtual tour

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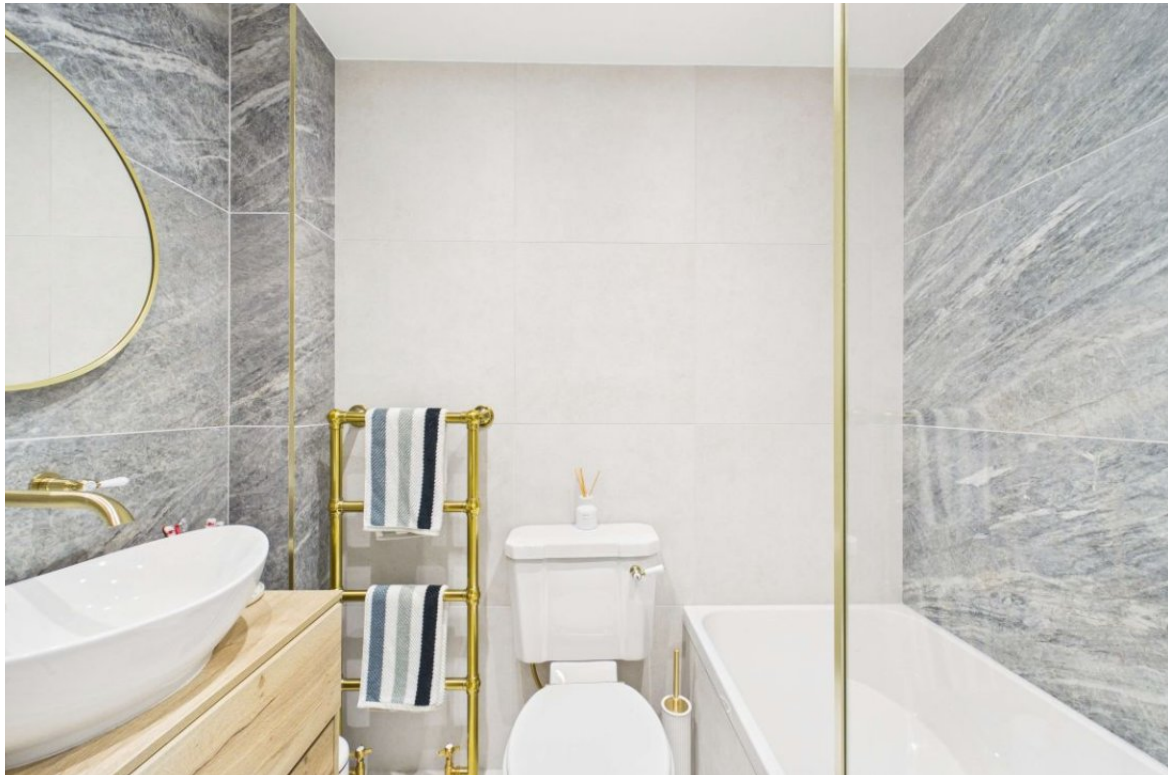

Bonnyrigg

Bonnyrigg is a popular Midlothian town offering a practical balance of local convenience and easy commuting. The town provides a good range of everyday shops, supermarkets, cafés, leisure facilities and schooling, with further amenities readily available across the wider area. Nearby parks, walking routes and surrounding countryside add to its appeal for outdoor recreation, while neighbouring settlements and larger retail destinations broaden the choice for shopping and services. Bonnyrigg is well placed for travel into Edinburgh, with regular bus links and straightforward road access via the A7 and City Bypass. Nearby Eskbank station also offers rail connections to Edinburgh and the Borders.

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dream property!

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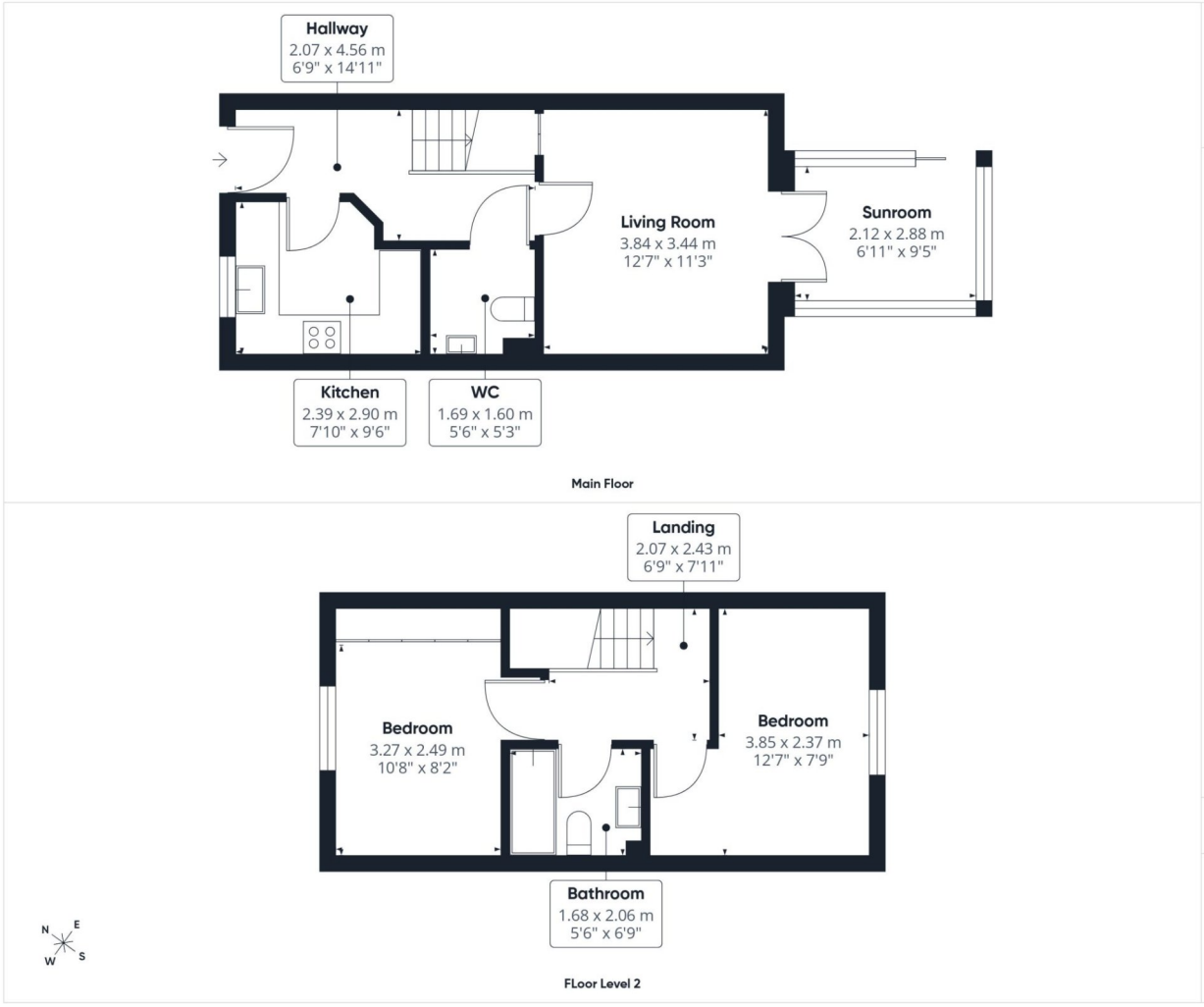
DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



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Approximate total area(1)
64 m²
690 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
D	C	£230000