



Solicitors & Estate Agents



Offers Over

£285,000

55 55 Auld Coal Road

Bonnyrigg | Midlothian | EH19 3JL

This impressive, well-presented semi-detached townhouse, which is arranged over three levels, is complemented by sizeable private gardens and an allocated parking space. Ideally suited to family living, the property forms part of the sought-after Hopefield development of Bonnyrigg, conveniently positioned close to a lovely open expanse of parkland with nearby pond and kids playpark and is within a short walk of the local nursery and primary school with excellent transport links nearby.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Allocated Parking
-  EPC Rating – C
-  Council Tax Band - E



Description

The welcoming entrance hallway provides access to a useful two piece WC apartment and provides excellent storage provisions with carpeted staircase leading to the upper levels. The front-facing reception room is bright and comfortable, enhanced by contemporary décor. To the rear, the dining kitchen provides a generous space for everyday family life and is fitted with a range of white wall and base units, complementary worktops incorporating the Induction hob, double oven and hood, together with integrated appliances. French doors provide direct access to the rear garden. The first floor offers three good-sized bedrooms, with two overlooking the rear garden and the third facing the front. All three bedrooms are neutrally decorated and fitted with carpeting. The family bathroom comprises of a modern three-piece white suite. The second floor is home to the principal bedroom, which provides generous and flexible accommodation. The space has been cleverly adapted to create a useful nursery or dedicated home office and there is also an en-suite shower room with a contemporary suite and mains shower. Further benefits include gas central heating with combi boiler and double glazing.



Overall, this well-presented family home offers generous and flexible accommodation arranged over three levels, together with attractive private outdoor space and excellent parking provisions, making it an appealing choice for those seeking a home within this popular Hopefield development.

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the Induction hob, double oven, hood, washing machine, tumble drier and integrated fridge freezer and dishwasher.

Externally

The private rear garden provides a good degree of privacy and has been thoughtfully landscaped to create a low-maintenance outdoor space, featuring artificial lawn, a decked patio and garden shed. The garden also benefits from an outside power socket, while gated rear access provides a convenient route for bins and leads to the private allocated parking space. There is a small area of garden to the front with additional on-street parking is available to the front.

Factors

There is a factoring fee of approx £90.00 per annum, payable to Lowthers for the upkeep of the communal garden grounds with the estate an additional annual fee of £180.21 payable to the Scottish Woodlands Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.

Viewing

By appointment through Neilsons on 0131 625 2222.





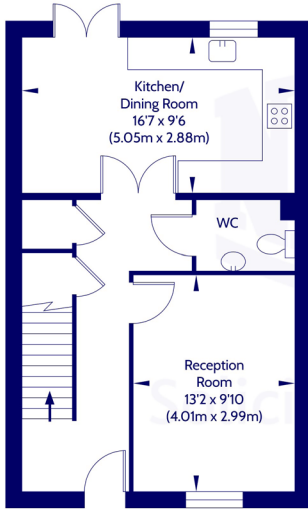
Location

Auld Coal Road forms part of the established and highly desirable Hopefield Estate 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 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 a delightful expanse of parkland, kids play park and pond just a short walk away. Kings George V Park is a lovely space in the centre of Bonnyrigg, with Kings Acre park, Broomieknowe and Melville golf courses all within easy reach. The 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

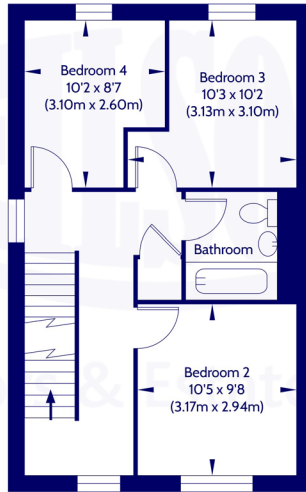




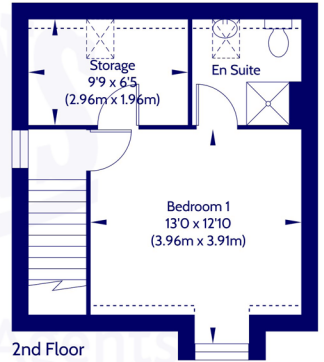
Approx. Gross Internal Floor Area 112 Sq M / 1208 Sq Ft.



Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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✉ mail@neilsons.co.uk

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💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

