



lindsays

47 Auld Coal Road,
Bonnyrigg EH19 3JL

"Superbly presented two double bedroomed semi-detached modern house in popular development"

- Beautifully presented semi-detached house
- Popular modern development
- Tiled hallway
- Sitting room with garden access
- Well-equipped kitchen
- Two double bedrooms
- Stylish bathroom
- WC
- Easily maintained garden
- Private parking space
- Gas central heating (a newly fitted boiler in 2023 which has a 10 year warranty)
- Double glazing

EPC Rating C

OFFERS OVER £215,000



Description

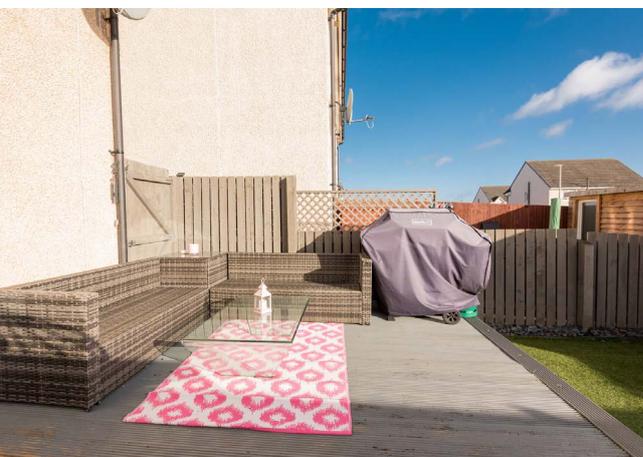
A superbly presented semi-detached modern house in a popular development in Bonnyrigg. The property is in excellent decorative order throughout and has recently benefitted from a new kitchen, new bathroom and WC, new flooring and carpets and complete redecoration. On the ground floor the modern kitchen is located to the front of the property and is equipped with a fridge/freezer, electric oven and gas hob. To the rear is the sitting room with glazed doors to the garden. Also on this level is a useful WC. Upstairs are two double bedrooms and the stylish family bathroom. The property also benefits from a low-maintenance rear garden with decking, artificial lawn and garden shed. Behind the garden is an allocated private parking space. The property is fully double glazed and has gas central heating with a newly fitted boiler in 2023 which has a 10 year warranty.

Area

Bonnyrigg is a thriving market town situated on the banks of the River Esk, just five minutes from the Edinburgh city by-pass and a mere twenty minute journey (depending on traffic) from the city centre itself. It is a popular and attractive place to live with good local shopping facilities, schools and a wide range of leisure activities. A sports centre and swimming pool, several golf courses, restaurants, cafes and bars are but a few of the options available. In addition, neighbouring Lasswade, Dalkeith and Eskbank all offer excellent alternative shops and services, as do the Straiton and Fort Kinnaird Retail and Leisure Outlets.

Viewing

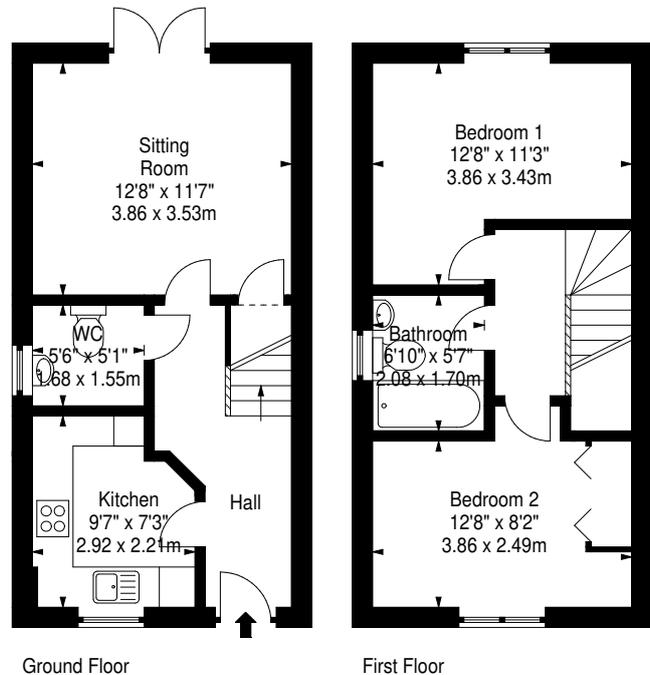
by appointment contact Lindsays on 0131 229 4040



**Auld Coal Road,
Bonnyrigg,
Midlothian, EH19 3JL**



Approx. Gross Internal Area
699 Sq Ft - 64.94 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.