



75D Auld Coal Road  
BONNYRIGG | EDINBURGH | EH19 3WH

  
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## 75D Auld Coal Road

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Immaculately presented, two-bedroom first floor flat forming part of a contemporary development in the highly popular town of Bonnyrigg in Midlothian.

This stunning apartment has been decorated to a high standard throughout and is offered to the market in genuine move-in condition. The spacious living room is of an excellent size, and from here access is provided to the private balcony which provides a great spot for relaxing during the best of the summer weather. The modern kitchen is well-appointed and offers a good amount of cupboard storage.

The principal bedroom boasts a stylish ensuite and built-in wardrobe storage, and the second bedroom, also a double, similarly benefits from built-in wardrobe. A modern family bathroom completes the accommodation internally. Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is highly recommended to avoid missing out on this fantastic apartment.

- Two-bedroom apartment
- Sought-after location
- Spacious living room
- Private balcony
- Modern kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Family bathroom
- Gas central heating
- Double glazing
- Allocated parking space

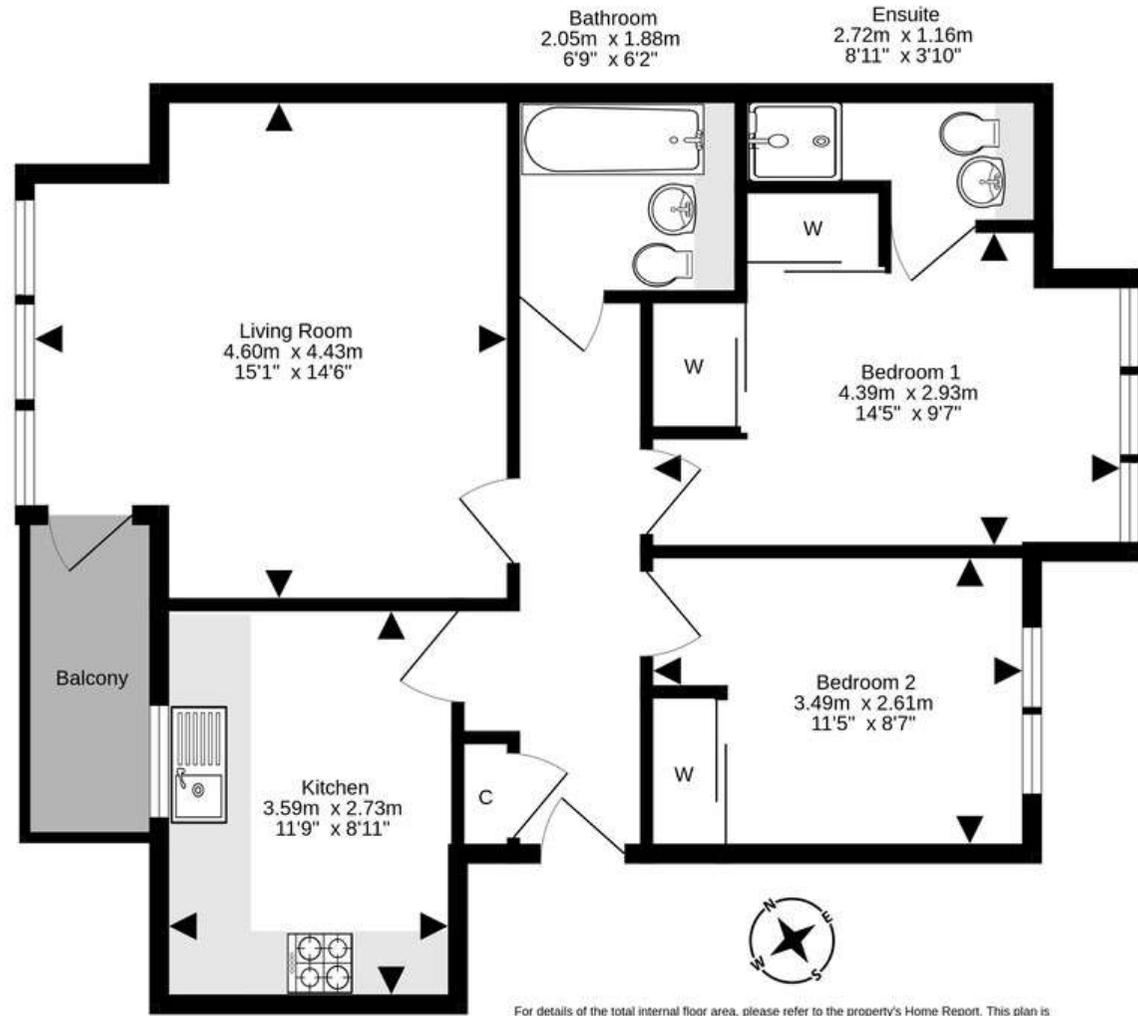
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be all fixtures and fitting as well as curtains and blinds. EPC: D

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024