



79D Auld Coal Road
Bonnyrigg, EH19 3WH

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Open Plan Livingroom/Dining Room/Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Balcony
- Shared Ground & Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – B



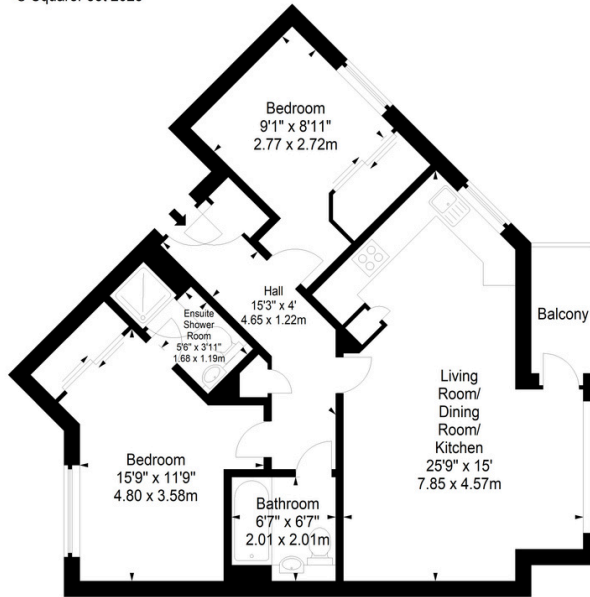
This well-proportioned first floor flat forms part of an established modern development in Bonnyrigg, a popular town in Midlothian, ideally placed for easy access to local amenities and excellent bus routes to the City Centre and surrounding areas. Nearby there are lovely outdoor areas at Kings Acre Golf Course and Dalhousie Castle. The accommodation comprises; a welcoming hallway, generous living room/dining room lying open plan to modern kitchen, two double bedrooms (one with en-suite shower room) and stylish bathroom with shower over bath. The property sits in neatly maintained shared grounds and has an allocated parking space in a residents' carpark. The property is full double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided.



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Bonnyrigg,
Midlothian, EH19 3WH



Approx. Gross Internal Area
767 Sq Ft - 71.25 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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