



18 Auld Coal Drive
Bonnyrigg, EH19 3QZ

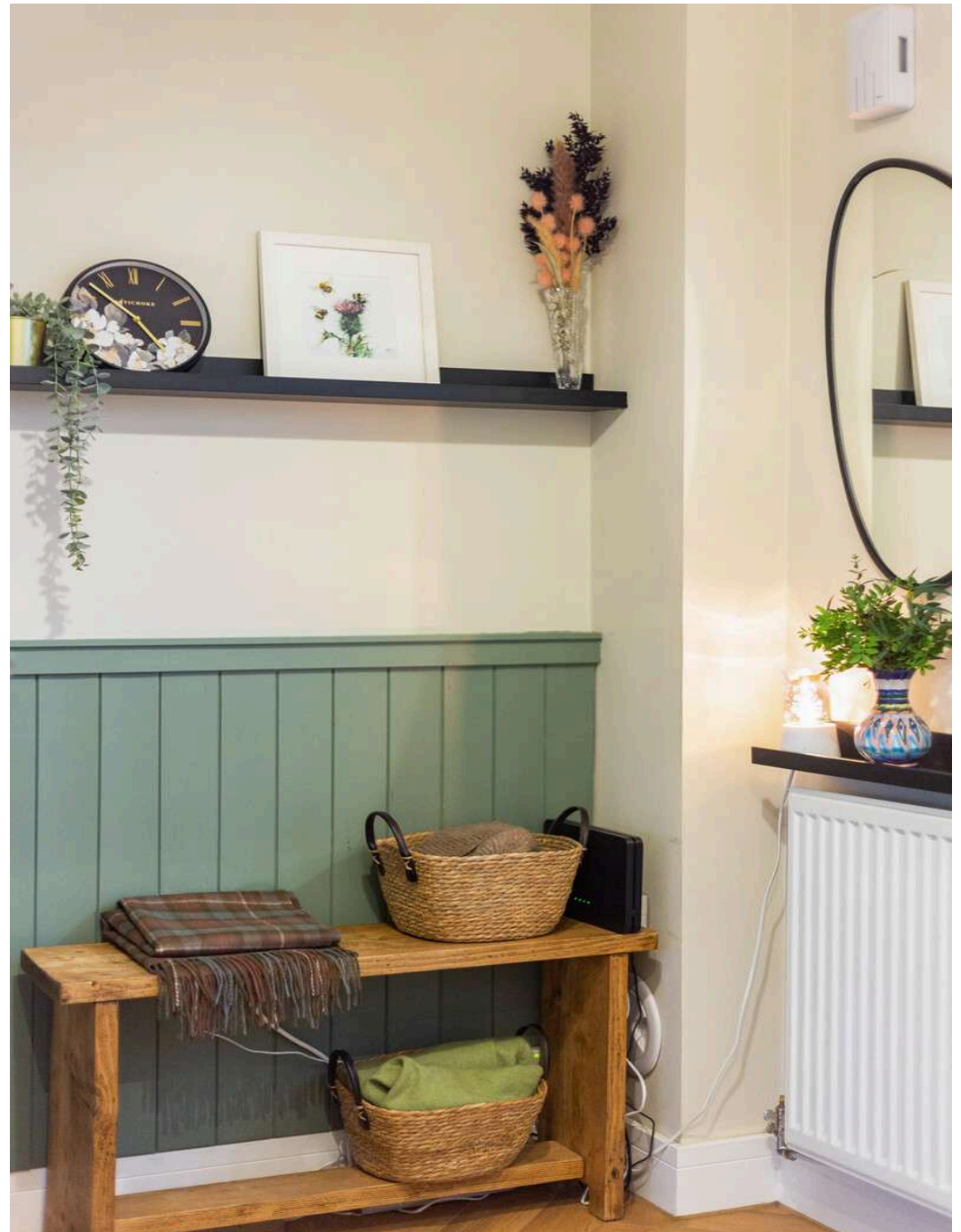
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"18 Auld Coal Drive is a stunning and generously proportioned three-bedroom family home, offering flexible accommodation"

- HALLWAY
- KITCHEN/DINING/SITTING ROOM
- LIVING/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS









LOCATION

Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

18 Auld Coal Drive is a stunning and generously proportioned three-bedroom family home, offering flexible accommodation over first and second floor. Within a sought-after factored development, this beautiful family home is superbly situated with well-regarded local schools and excellent accessibility to Edinburgh and the Lothians. The property has been extensively upgraded by the current owners, with incredible attention to detail, and is offered in genuine turn-key condition. The property comprises: welcoming entrance hall with storage cupboard and WC off; fabulous bright and spacious open plan kitchen/dining/sitting room with bifold doors allowing a seamless transition from house to garden; versatile living room/snug; rear facing double bedroom 1 with fitted wardrobes and en-suite shower room off; rear facing double bedroom 2; front facing double bedroom 3 and a modern family bathroom with shower over bath which completes the accommodation on offer. Externally, there is a southwest facing, fully enclosed rear garden with raised borders and professionally landscaped patio area, perfect for entertaining within the summer months. Further benefits include: gas central heating, double glazing, driveway suitable for 2 cars and visitors parking.

EPC RATING

The energy efficiency rating for this property is band C

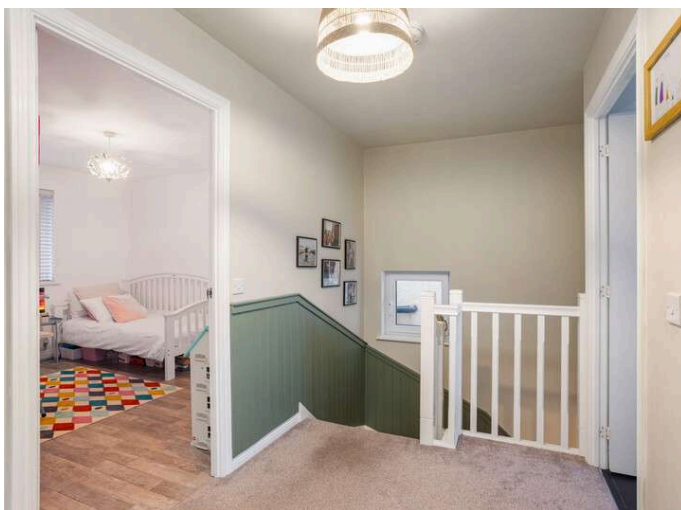
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor

First Floor



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Total Area: 106.8 m² ... 1150 ft²

All measurements are approximate and for display purposes only.

266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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