

KILGOUR

PROPERTY



13E Auld Coal Gardens, Bonnyrigg, EH19 3QW





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Allocated Residents Parking
- Monthly Factor Fee approx £80 at point of sale
- Council Tax – Band C
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

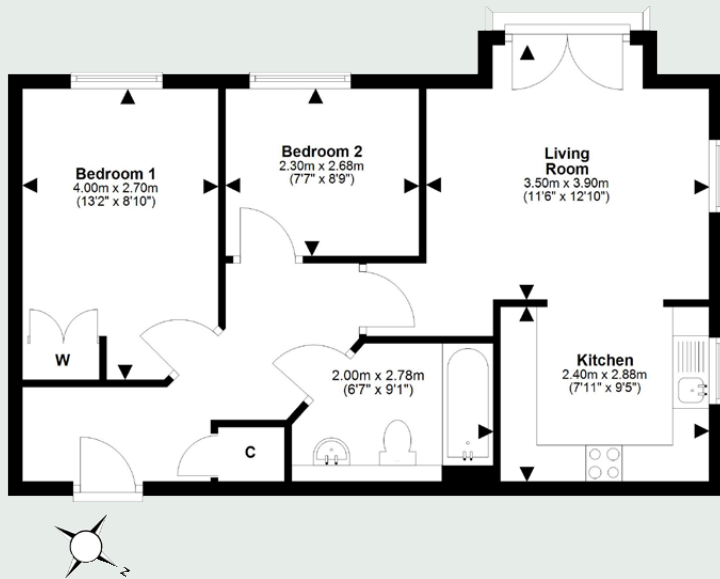
Description

A stylish and very well presented 1st floor apartment that is set in a popular residential location close to amenities and is very well placed for commuting. The property will appeal to a number of buyers and benefits from gas central heating and is double glazed.

Externally there are well maintained communal gardens and grounds surrounding the development and residents parking is on hand. Entrance into the communal building is gained via a secure entry system.

Location

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.

1 2 1 B
A
B
C
EPC BANDC
COUNCIL TAX BAND

Lounge	12'10 x 11'6	3.90 x 3.50m
Kitchen	9'5 x 7'11	2.88 x 2.40m
Bedroom 1	13'2 x 8'10	4.00 x 2.70m
Bedroom 2	7'7 x 8'9	2.3 x 2.68m
Bathroom	9'1 x 6'7	2.78 x 2.00m







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