



7 Auld Coal Road  
BONNYRIGG | EH19 3JL

**warners**  
solicitors & estate agents



## 7 Auld Coal Road

BONNYRIGG | EH19 3JL

Warners are delighted to present to market this immaculately presented, superb two bedroom terraced villa starter home, with fully enclosed garden and allocated parking, located on a sought after modern development close to great local amenities and transport links.

On the ground floor you'll find a living room with French doors directly accessing the fully enclosed rear garden, which features a lawn and patio area, making it perfect for al fresco dining. The contemporary well-equipped kitchen comes with a good mix of wall and base units plus integrated appliances for modern living. The welcoming hallway has a handy under stair WC off and the upper floor houses two double sized bedrooms, with one benefitting from built-in storage space. A modern bathroom with a stylish three piece suite, shower over bath, completes the accommodation on offer. Early viewing is recommended!

- Modern terraced house
- Welcoming entrance hallway
- Downstairs WC facility
- Living room with French doors to garden and good sized storage cupboard
- Modern fitted well equipped kitchen
- Two double bedrooms (one with integrated storage)
- Contemporary bathroom with stylish three piece suite, shower over bath
- Gas central heating & double glazing
- Private gardens
- Allocated parking space and visitors parking available

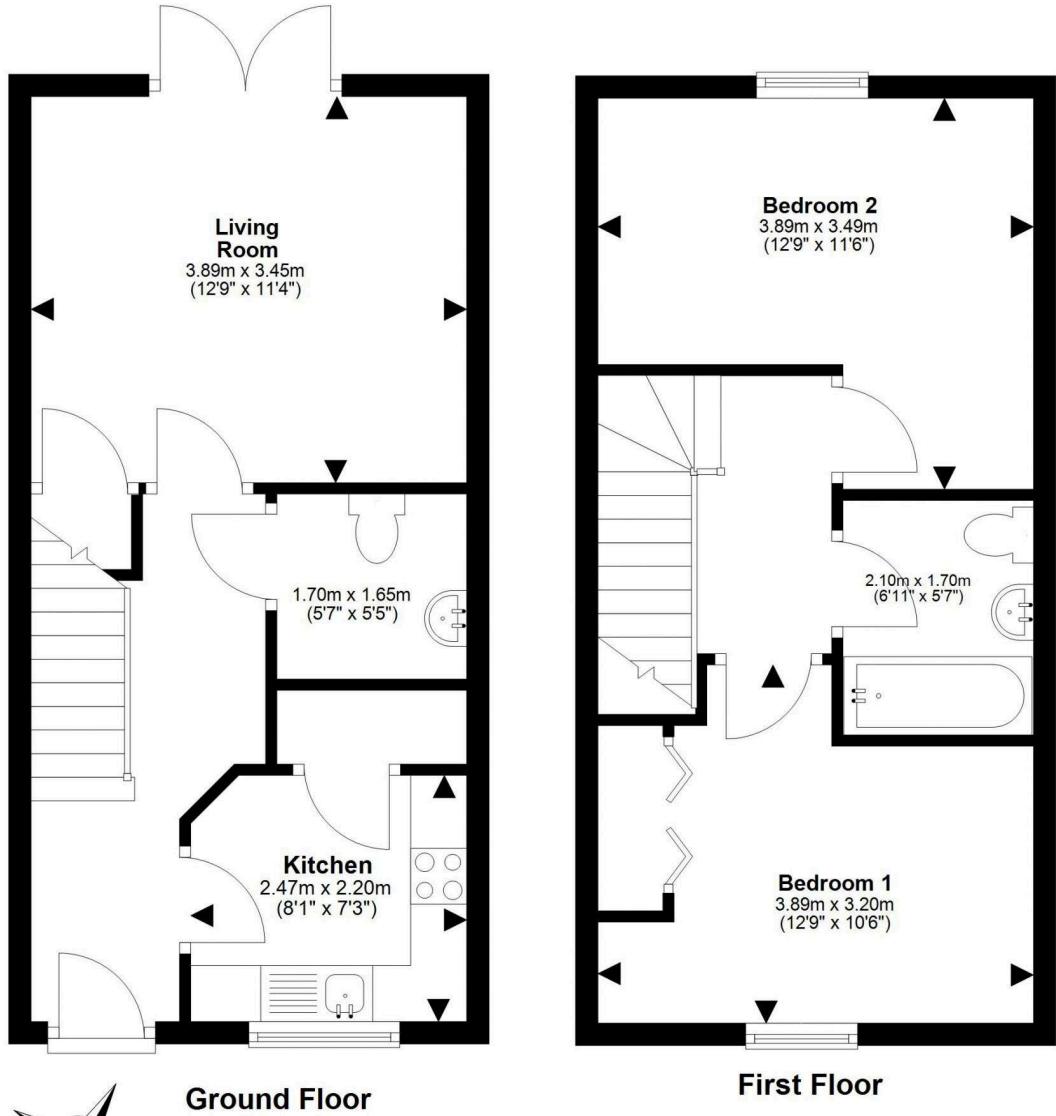
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



All integrated appliances and blinds will be included in the sale of the property EPC: C Factoring: Approx. £12.50 P/M Charles White & £29 P/Q - Lowther.

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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

