



27 Auld Coal Road
BONNYRIGG | MIDLOTHIAN | EH19 3JL

warners
solicitors & estate agents





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Warners are delighted to present this exceptionally desirable four-bedroom end-terraced townhouse, set within a highly sought-after modern development in the charming Midlothian town of Bonnyrigg. Enjoying private landscaped south-facing rear gardens, a private front garden, and allocated parking, this outstanding home offers the perfect blend of contemporary style, space, and location.

Ideally positioned for commuters, the property benefits from excellent transport links alongside a superb selection of nearby leisure, sporting, and retail amenities. Internally, the home is presented in truly immaculate, move-in condition, with stylish interiors and generous proportions thoughtfully arranged over three light-filled floors, perfect for modern family living.

A welcoming entrance hallway sets the tone, featuring attractive ceramic tiled flooring and two practical under-stair storage cupboards. To the front lies an impressive lounge, beautifully enhanced by a bespoke media wall with quartz tiled surround, integrated TV space, and a stylish electric fire, complemented by LED downlighting. To the rear, the stunning contemporary kitchen and dining room forms the heart of the home, offering an excellent range of base and wall units with complementary work surfaces and a full suite of integrated appliances, including an induction hob with extractor canopy, electric oven, microwave, dishwasher, fridge/freezer, and washing machine. French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection, while a convenient cloakroom/WC completes the ground floor.

An elegant staircase, bathed in natural light from a landing window with open views, leads to the upper floors. The first floor hosts a generous double bedroom to the front, two further well-proportioned bedrooms to the rear, each offering ample space for freestanding furniture, and a stylish three-piece family bathroom.

Occupying the entire second floor is the luxurious principal suite, a true retreat featuring a charming dormer-style window to the front, a sleek en-suite shower room with Velux window, and a superb walk-in dressing room complete with his-and-hers fitted wardrobes and additional natural light from a rear-facing Velux window.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally, the property continues to impress. The front garden is laid with gravel chips, while the enclosed, child-friendly south-facing rear garden offers a large decked patio ideal for alfresco dining, low-maintenance artificial grass, a barked area with garden shed, and gated access to the allocated parking space. Additional outdoor features include an external double power socket, lighting, and a water tap.

Further benefits include gas central heating, double glazing, fitted window blinds, and unrestricted on-street visitor parking. This exceptional home is offered in true turnkey condition, and early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

Energy rating B. Council Tax Band D.

Included in the sale will be the bespoke shutters in the living room, and all blinds. The extra-large wardrobe in the first floor bedroom, garden furniture, items of office furniture, and the table in the kitchen dining area are available by separate negotiation

Factor Fee: Scottish Woodlands: Approx £151 per year. Lowther: £29.30 per quarter.

- Four-bedroom end-terraced townhouse
- Immaculate, move-in condition
- Bright lounge with media wall
- Stylish dining kitchen with French doors
- Luxury principal suite with en-suite
- Three further double bedrooms
- Family bathroom
- Downstairs WC
- South-facing private garden with decked area
- Allocated parking & great transport links



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, supplemented 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.





