










Offers Over
£170,000

1J Auld Coal Loan

Bonnyrigg | Midlothian | EH19 3RR

Impressive, beautifully presented second/top floor corner flat boasting excellent natural light, superb panoramic views and allocated parking space. Forming part of the prime modern development of Hopefield, the property is conveniently positioned close to a lovely open expanse of parkland, excellent transport links and good local amenities.

-  2 Bedrooms
-  1 Public rooms
-  2 Bathrooms
-  Communal Gardens
-  Resident's Parking
-  EPC Rating – C
-  Council Tax Band - C



Description

In true turn-key condition, this stunning home shall undoubtedly appeal to the first time buyer or young professionals seeking a stylish, generously proportioned home in the sought after Midlothian town of Bonnyrigg. Benefiting from a secure entryphone system into the well kept communal stairwell, the property comprises; welcoming entrance hallway with built-in storage provisions, there is a tastefully presented corner reception/ dining room with fantastic open views. Semi open plan from the reception room is the contemporary kitchen, fitted out with a range of sleek white wall and base units, complementary worktops, under-unit and plinth LED feature lighting with integrated appliances included in the sale. There is a light and neutral principal bedroom with fitted wardrobes and modern en-suite shower room, a second well proportioned bedroom with fitted wardrobes and contemporary bathroom with three-piece suite including a wash hand basin set within vanity unit enhanced with contrasting splashback tiling and fitted wall mirror. Further benefits include gas central heating with combi boiler (installed Jan 25) & double glazing. This is a must see to be fully appreciated!



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated appliances including fridge/freezer, washer/dryer and dishwasher.

Externally

The property is surrounded by well maintained communal garden grounds and there is an allocated parking space located to the rear/side of the building. A factoring fee of approx. £70 per month is payable to Ross & Liddle for the upkeep of the communal areas and includes block buildings insurance. A fee is also payable to Scottish Woodlands Ltd of £155 per annum.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

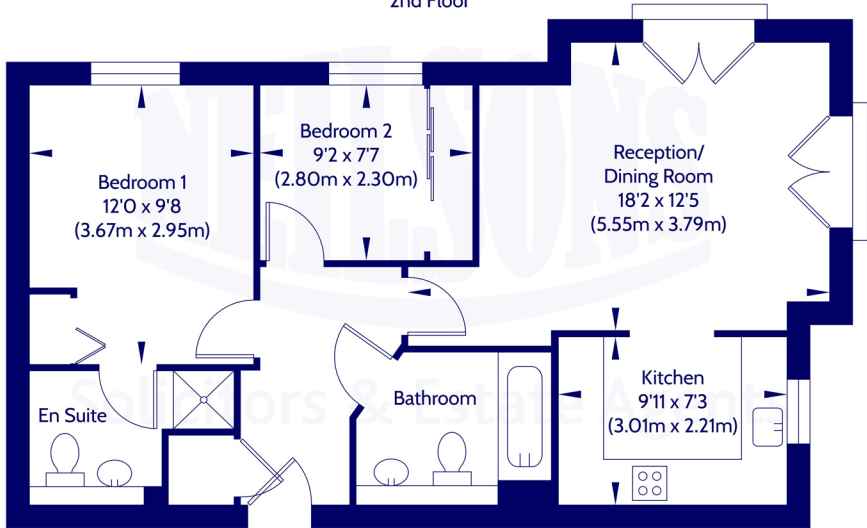
Set within the sought after, established modern Hopefield Estate of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the local nursery and primary school and is a stone's throw from a delightful expanse of parkland with nearby pond and kids play park. The area is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 58 Sq M / 630 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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