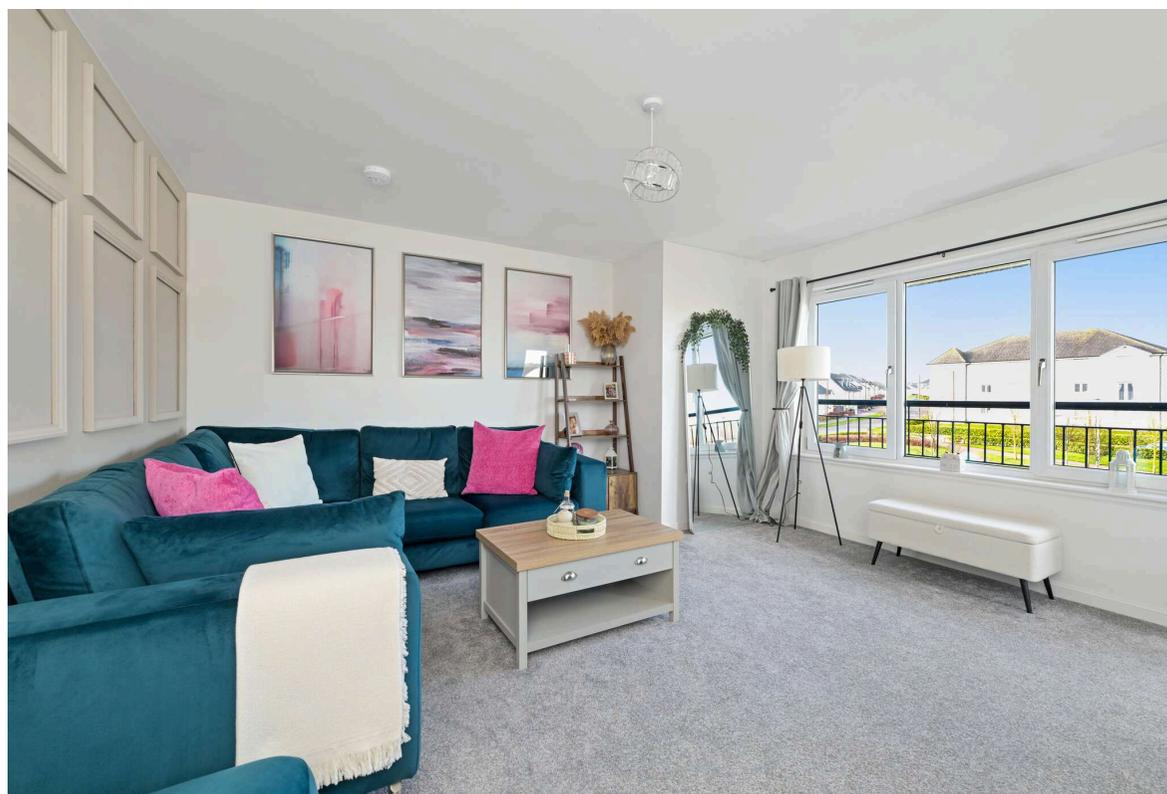




77E Auld Coal Road
BONNYRIGG | MIDLOTHIAN | EH19 3WH


warners
solicitors & estate agents



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Immaculately presented, two-bedroom top floor flat forming part of a contemporary development in the highly popular town of Bonnyrigg in Midlothian. This stunning apartment is presented to the market in pristine condition, offering a contemporary and light filled living space throughout. The spacious living room is of an excellent size, three windows fill the space with natural light and from here access is provided to the private balcony which enjoys open views and provides a great spot for relaxing during the best of the summer weather. The modern breakfasting kitchen is well appointed and currently comprises a fridge/freezer, dishwasher, washing machine, the boiler, gas, hob, oven and a dining area. The master bedroom boasts a stylish ensuite shower room and built-in wardrobe storage, and the second bedroom, also well-proportioned, similarly benefits from a built-in wardrobe. A modern family bathroom completes the accommodation internally. Externally, the block is set in landscaped shared grounds and the private residents' car park includes an allocated parking space, as well as visitors' spaces. Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is highly recommended to avoid missing out on this fantastic apartment.

- Two-bedroom top floor apartment
- Sought-after location
- Light & spacious living room
- Private balcony with open views
- Modern well – equipped kitchen
- Master bedroom with ensuite shower room and built in storage
- Second double bedroom with further built in storage
- Modern family bathroom
- Gas central heating and Double glazing
- Allocated parking space

Energy Rating C. Council tax band D.

Included in the sale will be all curtains and integrated appliances (cooker, fridge freezer, dishwasher and washing machine). The table and chairs in the kitchen can be included if required.

There is a factor fee of approx £80 per month. Float approx £100-£200.

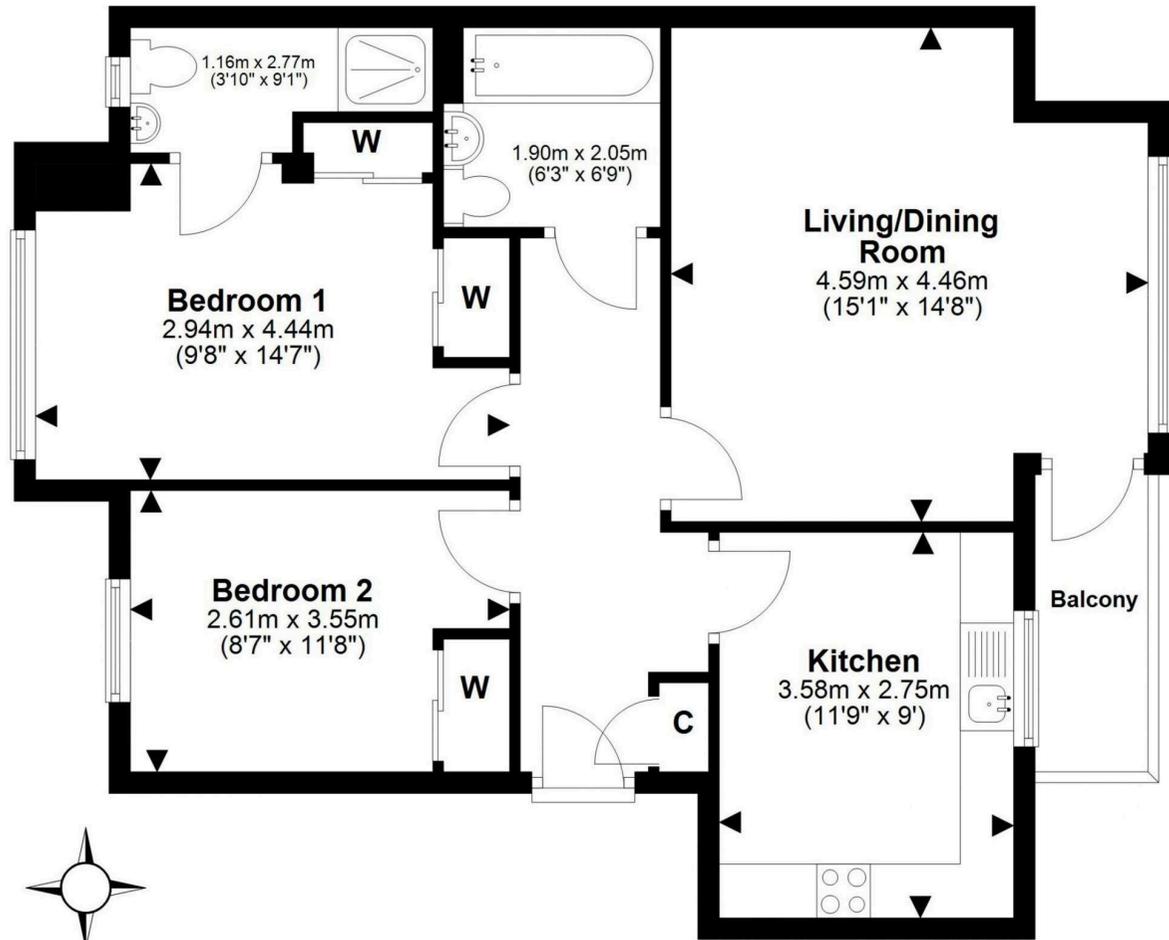
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.