

92 Auld Coal Road, Bonnyrigg, EH19 3WH



Description

Most impressive 4 bed detached home benefitting from carefully considered interior specification, with deluxe fixtures and fittings and crisp neutral coloured walls. Commanding a pleasant setting within a sought-after development, this perfectly proportioned home is a natural choice for a growing family, offering generous and stylishly presented living space which comes with the added attraction of a beautifully enclosed rear garden providing an ideal space for summer relaxation and outside entertaining.

- Welcoming reception hall
- Spacious living room
- Well appointed open plan kitchen/dining with French doors opening onto the rear garden
- Generous master bedroom with fitted wardrobe and en-suite shower room
- Three further double bedrooms, one with en-suite
- Principal bathroom consisting of white suite
- Gas central heating and double glazing
- Enclosed rear garden mainly laid to lawn featuring a sandstone patio area which offers an ideal space for relaxing and enjoying the best of the summer weather
- Garage and driveway

Extras

The fitted carpets, blinds, curtains, light fittings, oven, hob, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Patterson for approx. £240 per annum. This includes maintenance for the upkeep of the communal grounds. In addition, there is a contribution of approx. £151 per year to the Scottish Woodland Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.

EPC Rating: C



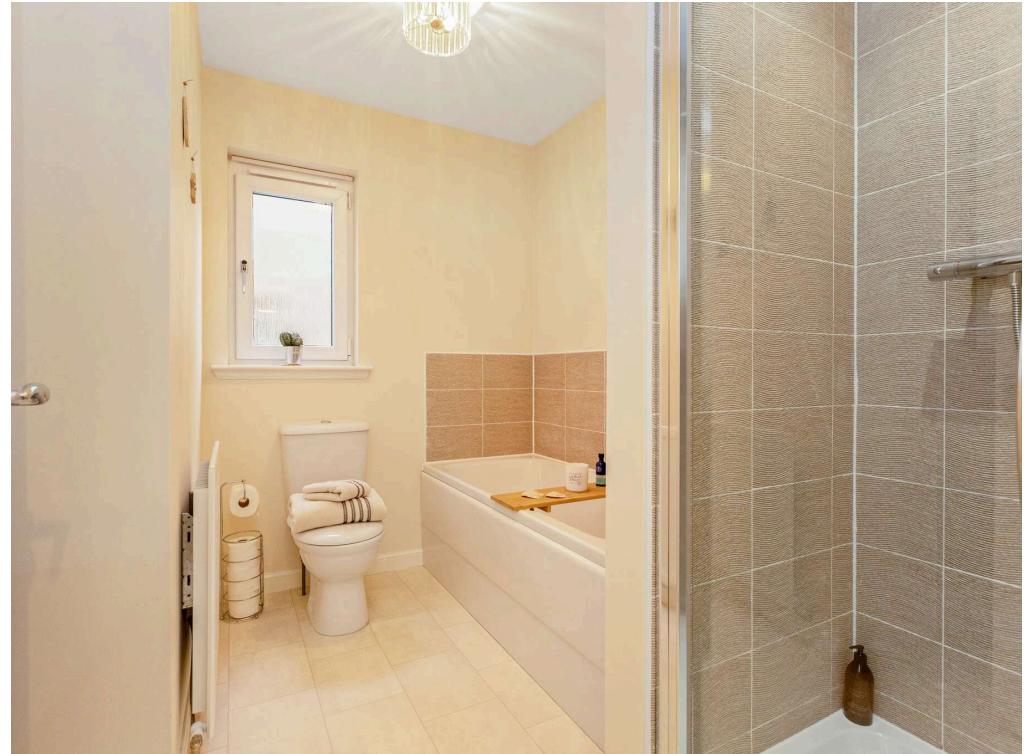
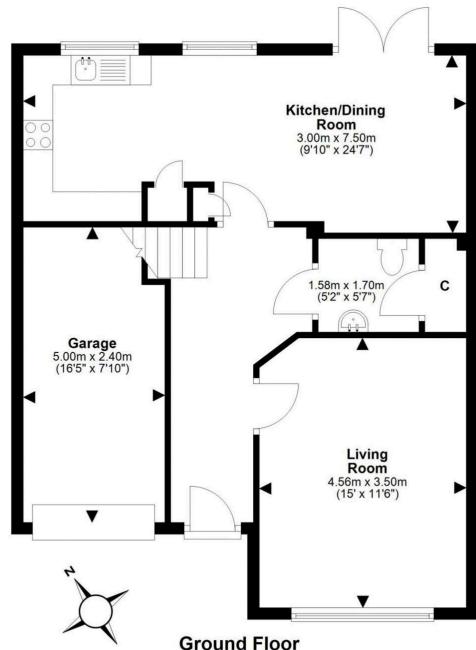
Location

Auld Coal Road forms part of the highly sought after Hopefield development in the established and sought-after Midlothian town of Bonnryrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The property is nearby train stations for ideal for commuting. 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 King 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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