



19 Auld Coal Terrace
BONNYRIGG | EH19 3JP

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Most appealing top floor apartment occupying a prime corner position within the block, boasting a very nicely finished off interior enhanced by stylish modern fittings. The sought after Hopefield development is quietly situated yet is only a short distance from the excellent amenities within the town, the A1 and train links from Eskbank and Newtongrange.

Viewing is highly recommended to appreciate the many great features of this lovely home. Of particular note is the exceptionally bright living room where natural light flows in through a corner window/French window formation. Lying off this room is the fitted kitchen with sleek modern lines, plenty of storage space and a range of integral appliances. There are two bedrooms, the principal having the benefit of built-in wardrobe space and an en-suite facility. Both the bathroom and en-suite shower-room feature an attractive modern suite, electric shower and eye-catching two tone tiled surround.

- Entrance hall/cupboard
- Corner living room
- Well fitted kitchen with integral appliances
- Principal bedroom with built-in wardrobe and
- En-suite shower room
- Bedroom 2
- Bathroom
- Gas central heating
- Double glazing
- Security entry phone system
- Allocated parking space plus visitors parking

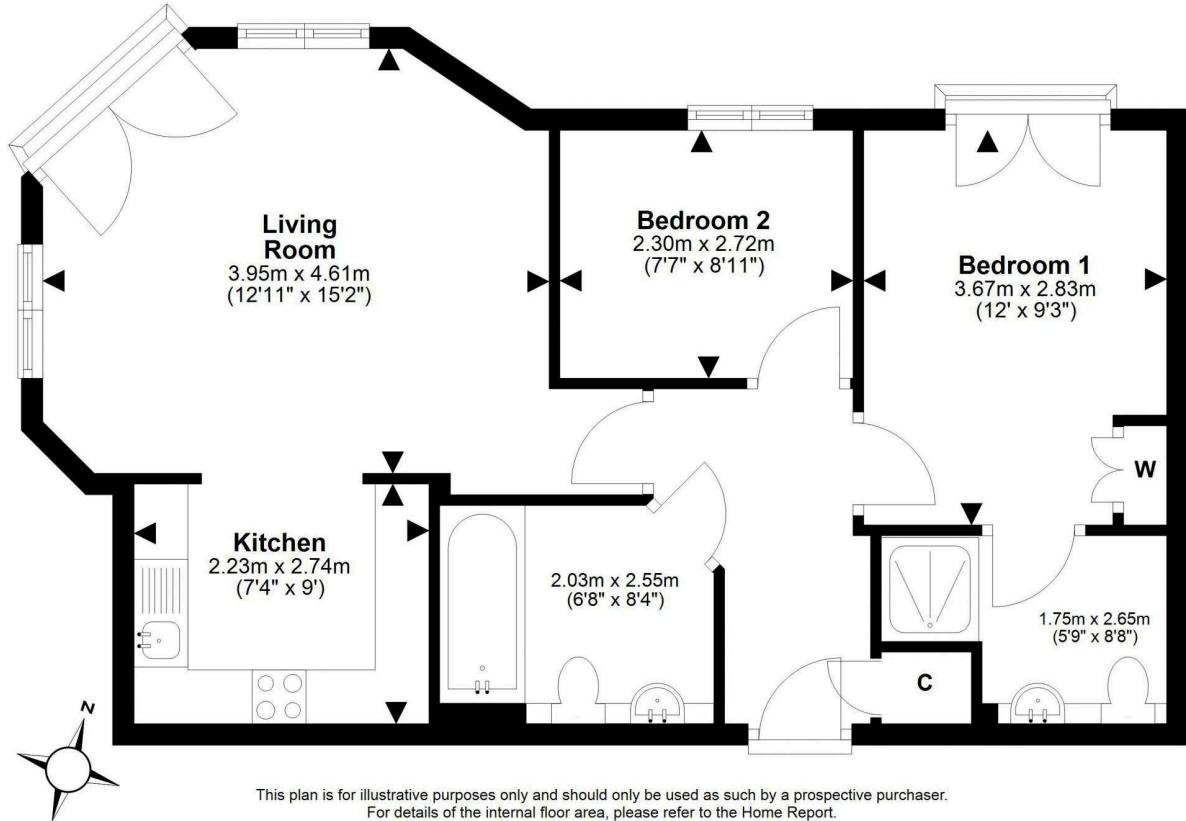
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including dishwasher, washing machine & fridge, as well as all blinds. EPC: C. CT: C. Factoring: Lowther homes. Approx. £53 P/M.

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. Nursery and primary schooling is well represented in the area and Edinburgh College's Midlothian Campus is 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.