





Welcome

Welcome to 75A Auld Coal Road, an appealing ground floor property, well suited for first-time buyers, professional couples, or those seeking to downsize with ground floor living. Located in a highly regarded modern residential estate within the popular Midlothian town of Bonnyrigg, the property offers bright and spacious accommodation comprising two bedrooms, one with an en-suite shower room. The home is presented in excellent condition throughout, reflecting careful maintenance by the current owners. Residents benefit from well-maintained communal garden grounds, as well as allocated and visitor parking. The property is conveniently situated within walking distance of local schools and Bonnyrigg town centre, which offers a variety of shops, restaurants, and amenities. Excellent transport links are available nearby, including Eskbank Train Station, frequent bus services, and access to Scotland's road network, making the location ideal for commuters and those working from home.

- Superb sought-after modern residential estate
- Well maintained, presented in excellent condition
- Communal secure entry system
- Reception hallway with store cupboard
- Spacious living and dining room with front facing window and door to a private patio terrace
- Modern fully fitted breakfasting kitchen with a range of base and wall units, under unit lighting, gas hob with stainless steel splashback, extractor, oven, integrated fridge freezer, and integrated washer dryer
- Principle bedroom with his and hers built-in wardrobes
- En-suite shower room
- Bedroom two with built-in mirrored wardrobes
- Family bathroom with three-piece white suite with bath, wc and sink with combined vanity unit
- Double glazing and gas central heating
- Communal garden grounds and private terraced patio
- Allocated parking space and visitor parking







Bonnyrigg

Bonnyrigg, nestled in the heart of Midlothian, is a thriving town offering an ideal blend of suburban tranquillity and convenient access to Edinburgh's city centre. The area boasts excellent local amenities including shops, cafés, schools, and leisure facilities, making it perfect for families, professionals, and retirees alike. Residents enjoy superb transport links, with regular bus and rail services, as well as picturesque walks and parks nearby, contributing to Bonnyrigg's reputation as a welcoming and vibrant community.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items may be available by negotiation.



Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.