



Solicitors & Estate Agents



Offers Over

£380,000

2 Auld Coal Terrace

Bonnyrigg | Midlothian | EH19 3JP

Impressive and beautifully presented four-bedroom detached villa, quietly tucked away within a peaceful cul-de-sac setting in Bonnyrigg's ever-popular Hopefield development. Offering spacious and flexible accommodation, private gardens, and a versatile garage conversion, the property enjoys an excellent location close to fantastic local amenities, reputable schooling, and convenient transport links, making it an outstanding home for growing families.

-  4 bedrooms
-  3 public rooms
-  3 bathrooms
-  Conservatory
-  Private gardens
-  Double driveway
-  EPC Band – B
-  Council Tax Band – F



Description

The accommodation begins with a welcoming entrance hallway, complete with a handy understairs storage cupboard. The bright and airy lounge provides a comfortable space to relax and flows seamlessly through to the well-appointed kitchen/diner, creating an ideal layout for modern family living. The smart kitchen/diner is fitted with a range of integrated white goods and benefits from partial wall tiling in the splash areas for easy upkeep. There is ample space for dining furniture, a useful utility cupboard, and French doors opening directly onto the rear garden, making it a superb space for both everyday living and entertaining. Leading from the kitchen is the triple-aspect conservatory, a wonderfully versatile reception room offering flexibility as a second sitting room, playroom, or home office while enjoying pleasant views over the garden. The former garage has been thoughtfully converted to create a versatile additional room, currently arranged as a spacious study with a built-in double cupboard. This flexible space could easily serve as a fifth bedroom, family room, or additional lounge. Completing the ground floor is a well-kept two-piece W/C.



The first-floor landing incorporates excellent built-in storage and provides access to the partially floored attic via a Ramsay ladder. The generous principal bedroom enjoys a front-facing aspect and benefits from two built-in cupboards together with a smart en-suite shower room featuring a double shower cubicle and partial wall tiling. Bedroom two is another comfortable double with twin windows, an integrated wardrobe, and its own en-suite shower room finished with partial wall tiling. Bedrooms three and four are both sizeable rear-facing doubles, each offering ample room for freestanding furniture and flexible layouts. Completing the accommodation is the family bathroom, fitted with a shower over the bath and partial wall tiling.

Further benefits include gas central heating, double glazing, and a security alarm system.

Factor fees are approximately £220 per annum.

Gardens & Parking

Externally, the property enjoys a private front garden laid to lawn together with a double driveway providing off-street parking. To the rear is a fully enclosed garden incorporating a patio and lawn, creating a lovely sunny outdoor space for all the family to enjoy. Hot and cold outdoor taps provide additional convenience. There is also unrestricted on-street free parking to accommodate visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





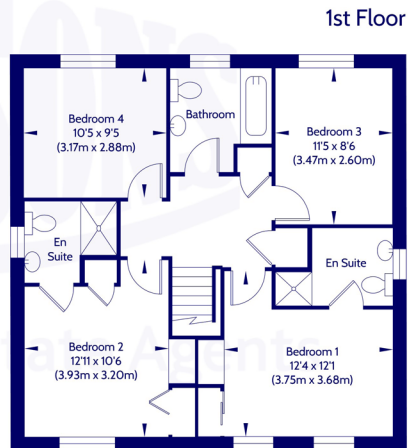
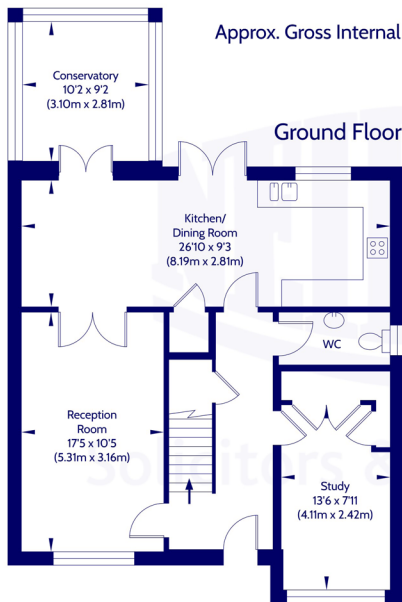
Location

Auld Coal Terrace forms part of the established and highly desirable Hopefield Estate of Bonnyrigg, lying 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 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 a delightful expanse of parkland, kids play park and pond just a short walk away. Kings George V Park is a lovely space in the centre of Bonnyrigg, with Kings Acre park, Broomieknowe and Melville golf courses all within easy reach. The 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 146 Sq M / 1576 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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