



9 Auld Coal Terrace
BONNYRIGG | EH19 3JP


warners
solicitors & estate agents



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Set in the heart of a manicured, modern development in sought-after Bonnyrigg, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented first floor apartment. Boasting two Juliet balconies, gas central heating, double glazing and an allocated parking space this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with Juliet balcony, a contemporary kitchen with attractive units, a master bedroom with further Juliet balcony and built-in wardrobe, a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Modern first floor apartment in modern development
- Heart of Bonnyrigg, moments from excellent amenities
- Quick transport links into Edinburgh
- Welcoming hallway with storage cupboard
- Bright dual aspect lounge
- Modern kitchen with sleek units and counter top
- Two double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing
- Two Juliet balconies

Included in sale of property-

- All rooms - curtains and/or blinds and light fittings
- Main bedroom - king-size bed frame and drawers
- Second bedroom - king-size sofa bed, desk with drawers, office-style chair
- Livingroom - sofa and matching storage footstool, free-standing unit, fold away table, shelving
- Bathroom - free-standing unit
- Hallway - bench/shoe storage unit, wall-mounted key holder/shelves.

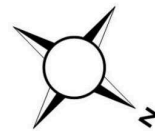
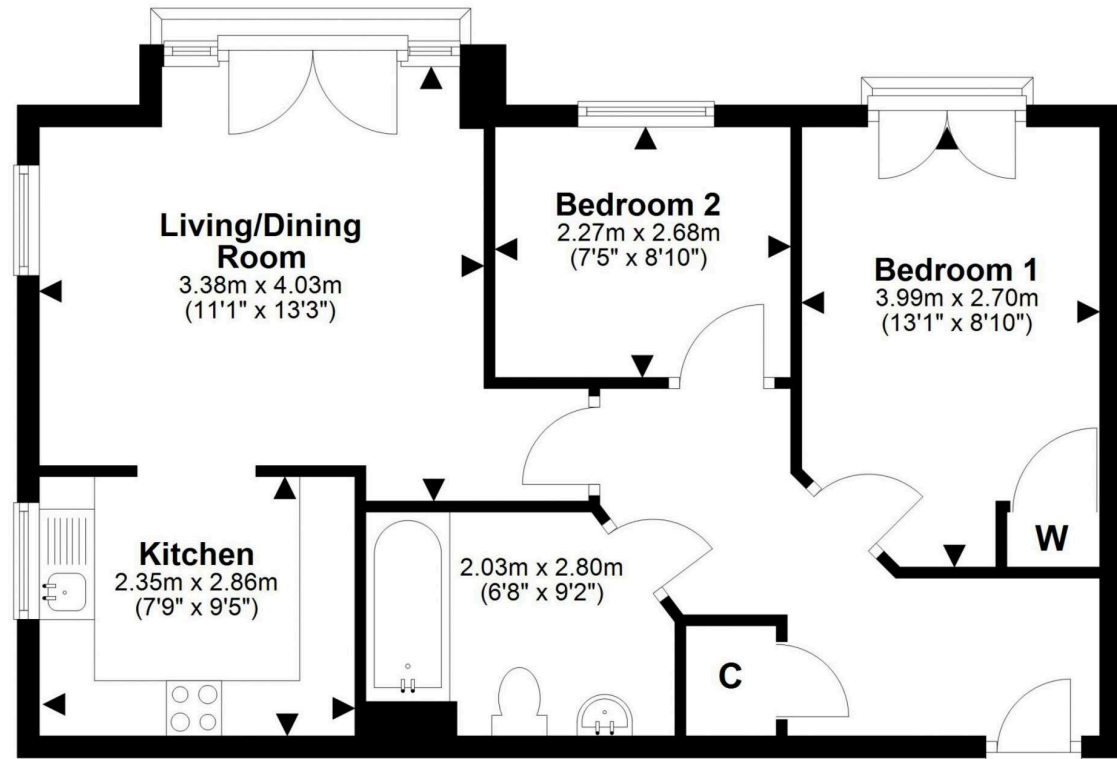
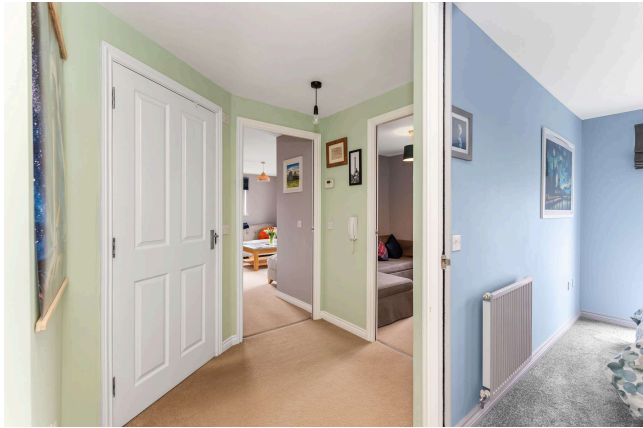
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Council tax C, energy rating B
Factor fee - Lowther covers Building Ins., Cleaning, Management fee & Landscaping which costs around £120 per quarter, PLUS there is a separate cost to Scottish Woodland - £35 per quarter





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.