




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

25 Auld Coal Bank
BONNYRIGG, MIDLOTHIAN, EH19 3JN

25 AULD COAL BANK

BONNYRIGG, MIDLOTHIAN, EH19 3JN

Bonnyrigg is a small thriving town in the county of Midlothian perhaps some eight miles from the City Centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

Bonnyrigg itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and Post Office services. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts, a golf course at Broomieknowe and Newbattle. There is a sports complex at Lasswade High School, a Bowling Green near the school and no end of local social activities. There are primary schools of both denominations.

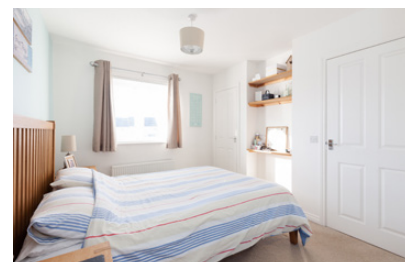
In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Bonnyrigg may, therefore, be a convenient location for anyone who is required to travel throughout Scotland

perhaps in connection with their job. There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.

An excellent opportunity has arisen to acquire this well maintained four bedroom detached villa. The property is within a sought after modern development, with schools, parks and local facilities nearby.

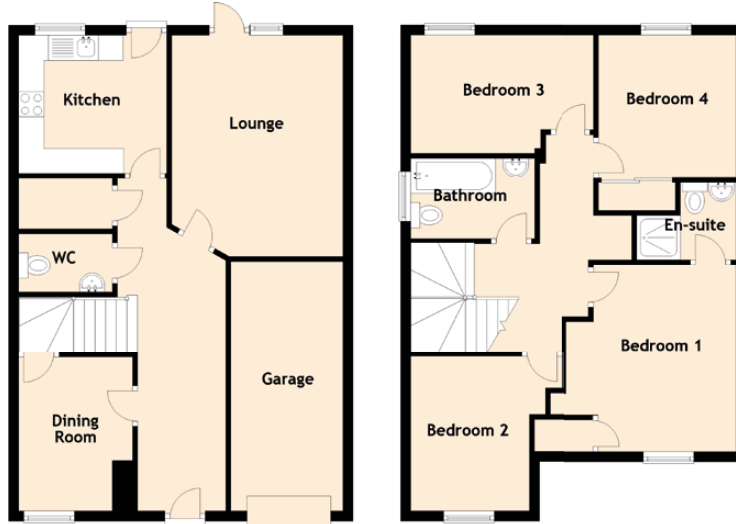
Internally the accommodation is in excellent decorative order and briefly comprises of an entrance hallway, WC, storage, a comfortable lounge with French doors to the rear garden, a dining room for formal entertaining, a modern fully fitted high gloss kitchen with an integrated dishwasher, washing machine, fridge freezer, gas hob, electric oven and extractor fan. The first floor boasts a master bedroom with built-in storage and en-suite shower room, three additional double bedrooms and a white three-piece family bathroom completes the rooms. The property further benefits from an attic, gas central heating and double glazing. Externally the front of the property has laid lawn, a single garage, a double driveway. A spacious and secure garden with laid lawn and patio area is to be enjoyed at the rear. Visitors parking is also available.

This property makes for an ideal family home or first-time buyer opportunity, therefore early viewing is highly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.41m (11'2")
Kitchen	2.94m (9'8") x 2.75m (9')
Dining Room	3.05m (10') x 2.55m (8'4")
WC	1.86m (6'1") x 1.15m (3'9")
Bedroom 1	3.35m (11') x 2.74m (9')
En-suite	1.97m (6'6") x 1.66m (5'5")
Bedroom 2	3.06m (10') x 2.93m (9'7")
Bedroom 3	3.65m (12') x 2.35m (7'8")
Bedroom 4	3.21m (10'6") x 2.73m (8'11")
Bathroom	2.53m (8'4") x 1.60m (5'3")

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods and appliances.

Gross internal floor area (m2) : 104m² // **EPC Rating :** C



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Layout graphics and design
HAYLEY MATEAR
Designer

Image credit: <https://www.google.co.uk/maps>