










Fixed Price

**£345,000**

## 29 Auld Coal Terrace

Bonnyrigg | Midlothian | EH19 3JP

Impressive, beautifully presented detached villa with lovely private gardens and driveway, forming part of a quiet cul-de-sac setting within the popular Hopefield Estate of Bonnyrigg, within walking distance of the local nursery and primary school with a delightful expanse of parkland and pond just a stone's throw from the property.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating –C
-  Council Tax Band - F



## Description

Offered to the market in true move-in condition, this delightful family home shall undoubtedly appeal to the professionals and growing families alike and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior throughout, the accommodation comprises; welcoming hallway, elegant lounge with French doors to the fully enclosed rear garden. The formal dining room creates the perfect ambience for entertaining. There is a contemporary, fitted kitchen with ample wall and base units with co-ordinating work surfaces incorporating the built-in 5-ring gas hob, separate double oven and integrated fridge freezer and dishwasher. A great addition to this home is the sizable, separate utility room with sink and washing machine. Completing the downstairs accommodation is the two piece WC apartment. A carpeted staircase leads to the upper floor which leads to all four bedrooms and the modern family bathroom with white three piece suite. The attractive principal bedroom has built-in wardrobes and an en-suite shower room with mains shower. Further benefits included gas central heating, double glazing and good built in storage with access hatch to loft space.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, double oven and hood, washing machine and integrated fridge freezer and dishwasher.

## Gardens & Driveway

The garden to front is laid to lawn with monoblock driveway providing off-street parking. The former garage provides an excellent external store area. The garden to rear is enclosed by fencing and is laid out to lawn with two attractive decked patios and pretty raised flower beds.

## Factors

Hacking & Patterson are the factoring agents for the estate to which a monthly fee of approx. £20 is payable for the upkeep of the communal grounds. In addition, there is a contribution of approx. £15 per month to the Scottish Woodland Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

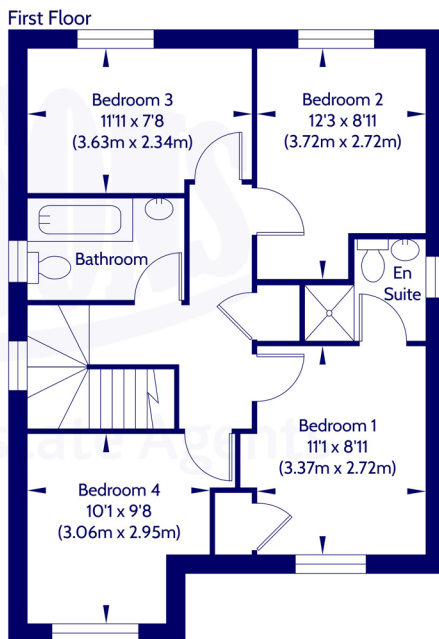
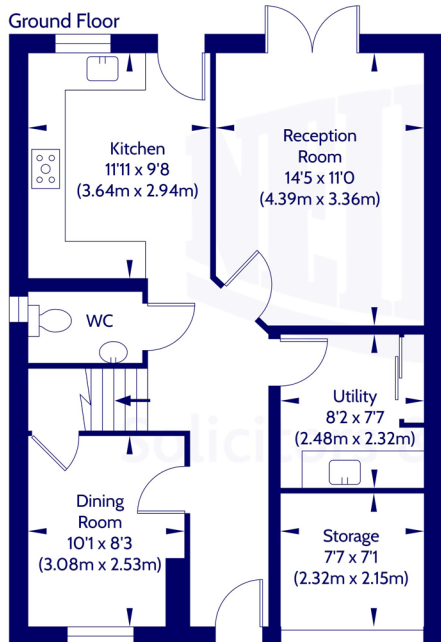
29 Auld Coal Terrace forms part of a quiet cul-de-sac setting within the sought after, established modern Hopefield Estate of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the local nursery and primary school and is a stone's throw from a delightful expanse of parkland with nearby pond and kids play park. The area is convenient 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 Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby 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. Internal Area 108.95 Sq M / 1173 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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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