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Offers Over

£395,000

10 Longmuir Place

Bonnyrigg | Midlothian | EH19 3RY

This impressive detached executive villa, built by Walker Homes, is located within an exclusive modern development that enjoys a serene setting with open woodland to the rear. Perfectly suited for families, the property features a private driveway, a lock-up garage, and a family-friendly rear garden offering additional privacy and tranquility.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – F



Description

Upon entering, the welcoming hallway provides access to a convenient WC and sets the tone for the well-designed living spaces. The front reception room boasts a delightful aspect overlooking the communal green area at the heart of the development, offering a bright and inviting space to relax or entertain. The modern open-plan dining kitchen is a standout feature, equipped with ample fitted wall and base units, built-in appliances, and a spacious dining area. Glazed doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility area and additional storage enhance the kitchen's practicality. Upstairs, the principal bedroom is a generously proportioned double, complete with a walk-in wardrobe and a contemporary en-suite bathroom featuring a white two-piece suite and a fully tiled cubicle with a thermostatic shower. The secondary double bedroom enjoys an open rear aspect, soft carpeting, and built-in wardrobes, while two further well-proportioned double bedrooms also benefit from carpeting and integrated storage solutions. The stylish family bathroom is beautifully finished with a white three-piece suite and a separate tiled shower cubicle with an electric shower, offering both functionality and style.



The development is maintained by the factor Spiers Gumley at an approx. cost of £50 per quarter

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property provides a driveway with space for two cars, a secure lock-up garage, and a spacious rear garden that is perfect for family use. Backing onto open woodland, the garden offers a peaceful retreat and a high level of privacy, making this home a truly exceptional choice for modern family living.

Viewing

Please contact Neilsons on 0131 625 2222.





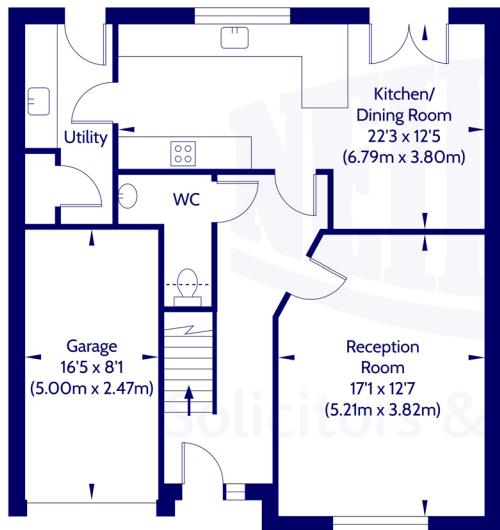
Location

Longmuir Place forms part of a lovely modern development in the well established and sought-after Midlothian town of Bonnyrigg, 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 available serving surrounding areas and the city centre. The property is very close to nearby train stations at Eskbank and Newtongrange for easy commuting. The area is well served by an array of local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King 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, Dalkeith Country Park and Springfield Mill offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend are within easy access. Excellent schooling is also available in the area with all categories catered for from nursery to secondary level.

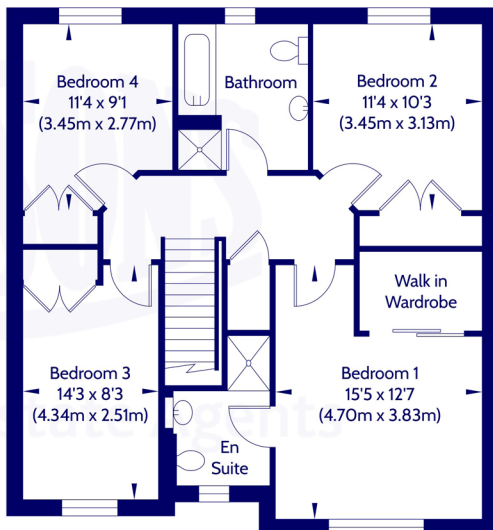




Approx. Gross Internal Floor Area 138.63 Sq M / 1493 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

