



Solicitors & Estate Agents










Offers Over

**£275,000**

## 53 Wishart Avenue

Bonnyrigg | Midlothian | EH19 3QF

This detached family home is situated on a generous corner plot at the end of a peaceful cul-de-sac in an established residential area. Boasting extensive gardens, a multi-car driveway, a carport, and a garage, the property offers both space and practicality. It is conveniently located close to a range of schools, amenities, and transport links, making it an ideal choice for families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



## Description

Upon entering, a welcoming hallway with wooden flooring leads to a staircase and a convenient WC. The open-plan reception and dining area provides a bright and spacious living space, with the reception featuring a focal fireplace and a garden-facing aspect. An elegant archway connects it to the dining area, enhancing the sense of openness. The well-appointed kitchen includes fitted wall and base units, a tiled floor, an integrated fridge freezer, and modern appliances, including an induction hob and oven. Upstairs, the property offers three well-proportioned bedrooms. The rear-facing double bedroom benefits from mirror-fronted built-in wardrobes and additional storage. Another spacious double bedroom enjoys a sunny aspect and features a large storage cupboard. The third bedroom, positioned at the front of the house, overlooks the quiet cul-de-sac and also includes mirror-fronted built-in wardrobes. The family bathroom is fitted with a three-piece suite and a shower over the bath.



## Extras

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

## Gardens, Garage & Driveway

Externally, the home boasts an extensive rear and side garden with a well-maintained lawn and mature planted borders, providing a private and tranquil outdoor space. With ample off-road parking, a garage, and a carport, this property offers an excellent combination of comfort, convenience, and kerb appeal.

## Viewing

Please contact Neilsons on 0131 625 2222.







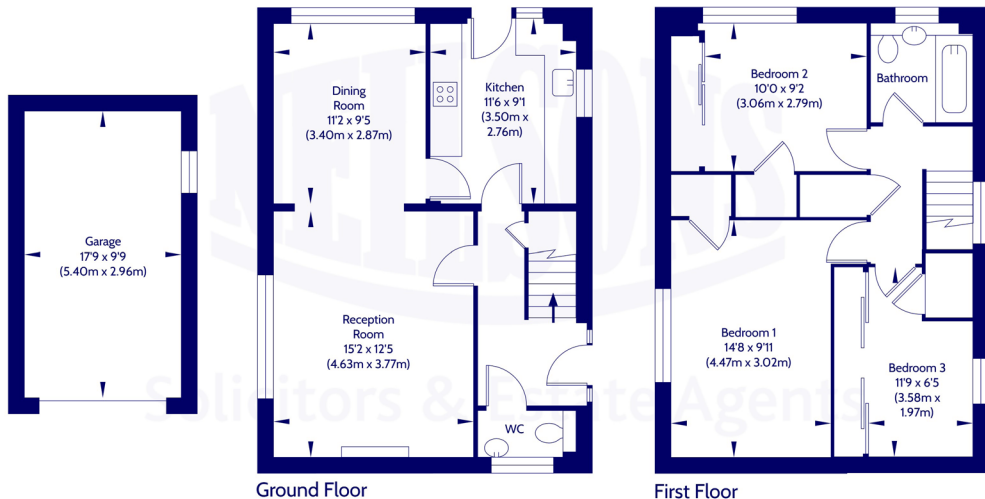
## Location

Wishart Avenue is quietly positioned within the 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 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 with Bonnyrigg and Lasswade Primary Schools both within walking distance.





Approx. Gross Internal Floor Area 93.66 Sq M / 1008 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

