



Solicitors & Estate Agents










Offers Over

£195,000

46 Moffat Avenue

Bonnyrigg | Midlothian | EH19 2JS

Generously proportioned two-bedroom end-terraced villa, pleasantly positioned within a quiet cul-de-sac in Bonnyrigg. Close to a host of superb amenities and excellent transport links, the property further benefits from a garage conversion into a stylish home office – ideal for modern living. Perfectly suited to first-time buyers, young couples, and growing families alike.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Private Gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



Description

The internal accommodation briefly comprises; a welcoming entrance hallway, bright and spacious front-facing lounge with large window allowing plentiful natural light, fully fitted kitchen with wooden units, dark worktops, a range of integrated and freestanding white goods, and a handy downstairs cupboard. The upper level offers access to the attic and leads to two well-proportioned bedrooms. The principal double bedroom is front-facing with integrated wardrobes and mirrored sliding doors, alongside ample space for additional layouts. The second double bedroom overlooks the rear, also benefitting from mirrored wardrobes and room for freestanding furniture. A family bathroom completes the accommodation with a three-piece suite, over-bath shower, and partial tiling.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property enjoys a single driveway with generous space for up to four cars, along with a well-kept front garden laid to lawn. The rear garden is designed for easy upkeep and includes a patio, chip-stone areas, and wooden decking – providing the perfect spot for outdoor entertaining. The former garage has been thoughtfully converted into a stylish home office, offering superb flexibility for home working or alternative use.

Viewing

By appointment through Neilsons 0131 625 2222.





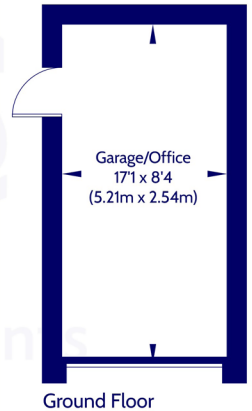
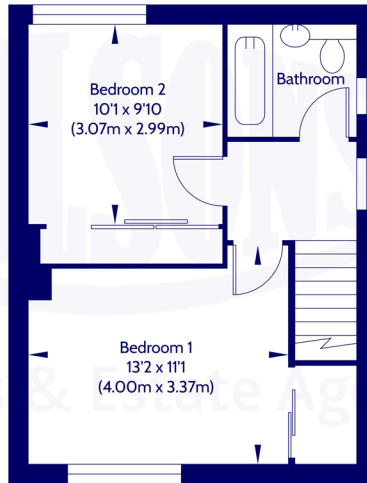
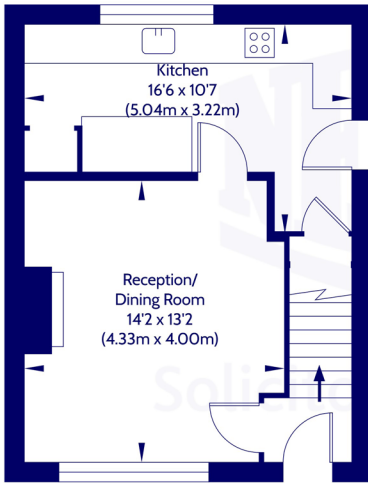
Location

Moffat Avenue forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Bus services operate in the area and link to Edinburgh's City Centre and surrounding districts. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Coop, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco. Straiton Retail Park is also within close proximity and provides many high street shops and services with a 24hour Asda supermarket and Ikea store. 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 also within easy reach of the property.





Approx. Gross Internal Floor Area 67.8 Sq M / 730 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
- Executries

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

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

