



Offers Over

£225,000

32 Hawthornden Gardens

Bonnyrigg | Midlothian | EH19 2BW

This bright and generously proportioned semi-detached villa on a sizeable corner plot with fantastic sized private gardens is quietly situated within the residential district of Bonnyrigg, close to excellent amenities and commuting links. The property would undoubtedly appeal to the growing families and internal viewing is highly recommended to be fully appreciated.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC rating - D
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with understairs storage, spacious reception room pleasantly overlooking the front, modern fitted kitchen/dining with rear hallway and door providing direct access to the private rear garden, stylish bathroom with three-piece suite and shower over bath, light and airy principal bedroom with built-in storage and two further well proportioned bedrooms. Further benefits include gas central heating (new boiler installed 2024) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker and washing machine.

Gardens & Parking

A real feature of this property is the fantastic sized private gardens. To the side and rear there is a well maintained garden mainly laid to lawn with an area of bark with children's play frame. There is also a further section of private garden to the front of the property. Ample on-street parking can be found to the front and surrounding area. Please note the children's play frame and garden shed will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

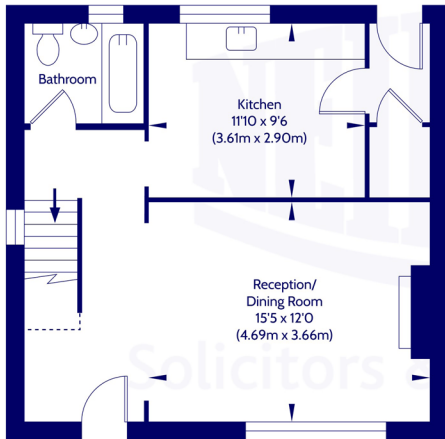
Hawthornden Gardens is quietly situated within an ever-popular residential district of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, 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. The nearby Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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.



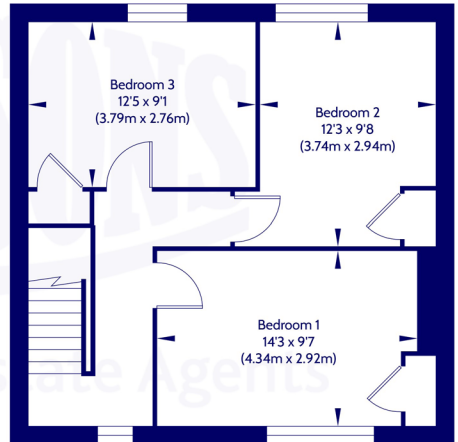


Approx. Gross Internal Floor Area 91 Sq M / 975 Sq Ft.

Ground Floor



1st 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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