



Solicitors & Estate Agents



Offers Over
£190,000

16F South Chesters Gardens

Bonnyrigg | Midlothian | EH19 3GF

Beautifully presented two-bedroom top floor flat peacefully positioned within a quiet pocket of the popular Hopefield development in Bonnyrigg. Enjoying a private balcony with an attractive open outlook across neighbouring parkland, whilst being conveniently located close to excellent local amenities and transport links, the property is perfectly suited to first-time buyers, professional couples, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private balcony
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation begins with a welcoming entrance hallway, benefiting from excellent built-in storage provisions together with access to a private attic, providing valuable additional storage. Undoubtedly the heart of the home is the bright and spacious open-plan lounge, kitchen and dining area. French doors open onto a private balcony, creating a wonderful spot to relax and enjoy the peaceful outlook. The stylish kitchen is well appointed with a range of integrated white goods, mood-setting under-unit lighting, and generous worktop space, making it ideal for both everyday living and entertaining. The principal bedroom is a large front-facing double, complete with mirrored sliding wardrobes, ample space for freestanding furniture, and a smart en-suite shower room featuring full wall panelling and a rainfall shower. Bedroom two is another comfortable double enjoying the same pleasant outlook as the lounge, benefiting from mirrored sliding wardrobes and offering excellent flexibility as a guest bedroom, home office, or dressing room. Completing the accommodation is the well-kept main bathroom, fitted with a shower over the bath, partial wall tiling, and a heated towel rail.



Further benefits include gas central heating, double glazing, and a secure door entry system.

Externally, the property benefits from an allocated parking space for added convenience.

Parking & Factor Fees

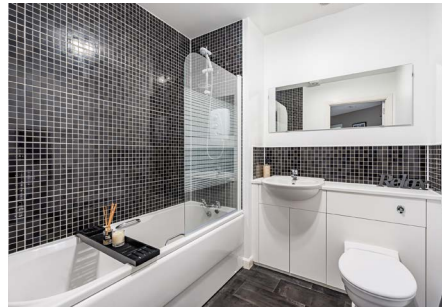
Externally, the property benefits from an allocated parking space for added convenience. Factor fees are approximately £1,100 – £1,200 per annum.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





Location

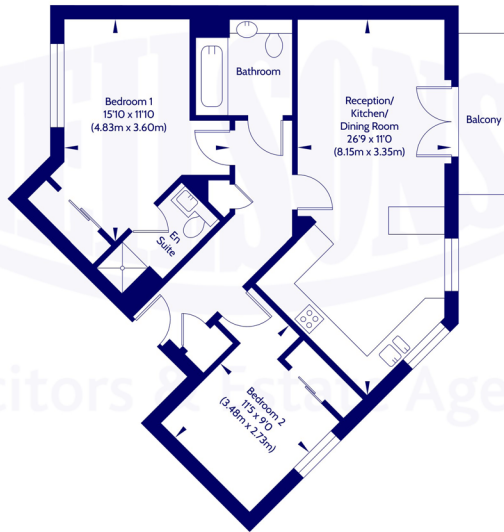
The property is situated within an established modern development in the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's 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.





Approx. Gross Internal Floor Area 67 Sq M / 724 Sq Ft.

2nd 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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