










Offers Over

£235,000

2 Wishart Avenue

Bonnyrigg | Midlothian | EH19 3QF

An excellent opportunity has arisen to purchase this lovely and bright 3 bedroom semi-detached house with attractive private gardens, multi-vehicle driveway and detached single garage. Quietly positioned in a pleasant cul-de-sac setting within a desirable estate of Bonnyrigg, close to many local amenities, commuting links and reputable schooling.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - E



Description

The property, which would now benefit from some general cosmetic upgrading and modernisation, offers excellent potential and shall undoubtedly appeal to the professionals or families with a vision to create their own bespoke home in a great location – meriting internal viewing to be fully appreciated. Enjoying good natural light throughout, the accommodation comprises entrance hallway with staircase to the upper landing. There is a good sized, front facing reception with central fireplace housing the electric fire.

Opening from the reception room is the diningroom, which enjoys a pleasant aspect over the rear garden. The kitchen, which can be accessed from both the hall and diningroom, provides direct access to the rear garden, and is fitted with a range of modern wall and base units with built-in hob, oven, hood with further appliances included in the sale. A useful walk-through/utility room adjoins the kitchen and hall, offers a useful space for further storage and currently houses the tumble drier, which can be included in the sale if desired. Upstairs leads to the three good sized bedrooms, with bedrooms 1 and 3, both front facing with pleasant open views, benefiting from built-in storage. Finally, the shower room comprises of a white three piece suite with corner shower enclosure housing the electric shower.

Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included together with the built-in hob/oven/hood, fridge freezer, washing machine, dishwasher and tumble drier.

Externally

There is a private garden located to the front, laid to lawn with attractive borders. A paved driveway is located to the side, providing off-street parking for several vehicles and leads to the single detached garage with power and light. The enclosed rear garden is a lovely space with lawn, patio and garden shed.

Viewing

By appointment with Neilsons on 0131 625 2222.





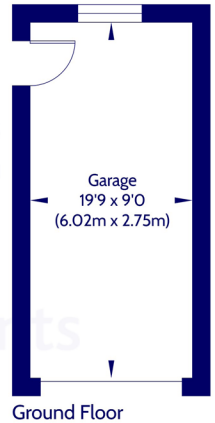
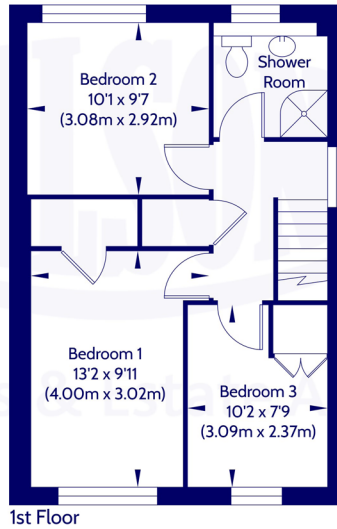
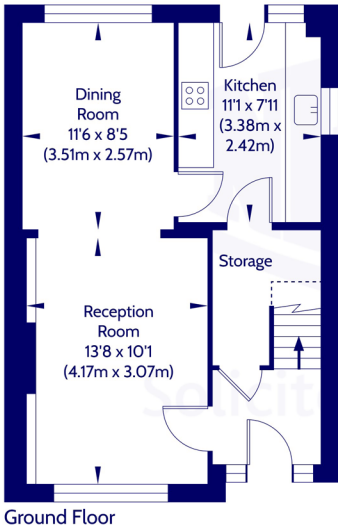
Location

Wishart Avenue forms part of a reputable neighbourhood in the sought-after Midlothian town of Bonnyrigg, some eight 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, 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 Lasswade Primary School within walking distance.





Approx. Gross Internal Floor Area 79 Sq M / 842 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 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

