









Offers Over
£175,000

44 Lothian Street

Bonnyrigg | Midlothian | EH19 3AA

A fantastic opportunity has arisen to purchase this beautifully presented ground floor flat with private garden to front, ideally situated within the ever-popular district of Bonnyrigg, close to a host of fantastic local amenities and commuting links. In true move-in condition, internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public rooms
-  1 Shower room
-  Private garden
-  EPC Rating – C
-  Council Tax Band – B



Description

In brief the accommodation comprises; communal entrance shared with only one other flat, welcoming entrance hallway with storage cupboard, well proportioned and bright reception room with attractive ornamental fireplace, stunning fitted kitchen/dining to the rear with patio doors providing direct access to communal rear garden, light and airy principal bedroom with fitted storage cupboard, second well proportioned double bedroom with fitted storage and contemporary shower room.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

Gardens & Parking

To the front lies a well maintained private garden, a communal garden can be found to the rear and on-street parking can be found within the surrounding area.

Viewing

By appointment with Neilsons on 0131 625 2222.



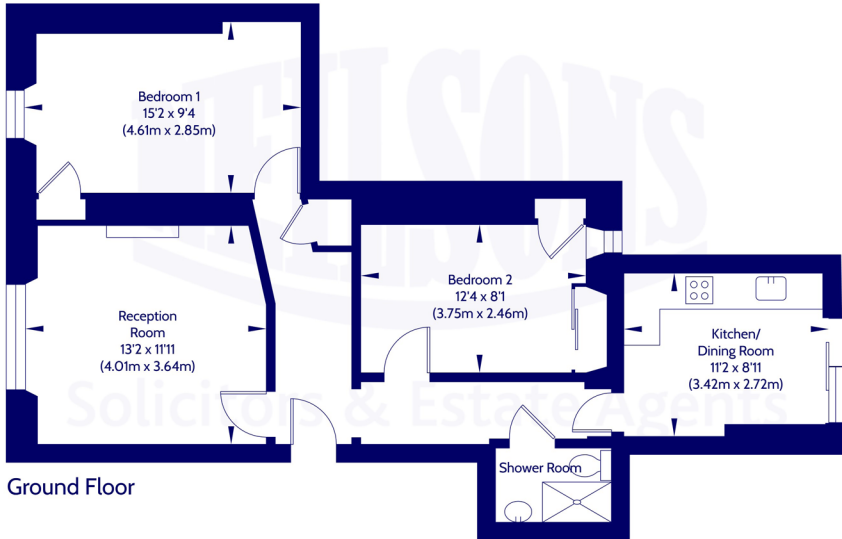


Location

Lothian Street is situated within 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. Excellent schooling is available in the area ranging from nursery to secondary level.



Approx. Gross Internal Floor Area 62 Sq M / 668 Sq Ft.



Ground 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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✉ 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

