



Solicitors & Estate Agents



32 Lothian Street

Bonnyrigg | Midlothian | EH19 3AA

An excellent opportunity has arisen to purchase this stylish, beautifully presented traditional lower flat with private front garden and private rear patio, conveniently positioned in the hub of Bonnyrigg, within easy reach of excellent local shopping and superb transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Garden
-  On-street parking nearby
-  EPC Rating – D
-  Council Tax Band - B



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the first time buyer, retiree or those looking to downsize and merits internal viewing to be fully appreciated. The location is ideal for those looking to be close to everyday amenities and commuting links. Just a short walk from the main High Street with its wide selection of shops and services, cafes, bars and restaurants with excellent bus services nearby linking to neighbouring districts and Edinburgh's city centre. The City Bypass and A1 are also both close at hand. The property is accessed via a shared entrance with one other property with Flat 32 comprising: welcoming hallway, a delightful rear-facing reception/dining room with aspect overlooking the private patio. The modern fitted kitchen is accessible from the reception room and is fitted with a range of wall and base units with built-in electric hob and oven, with additional appliances included in the sale. It should be noted that there is direct access to the rear from the kitchen. There is a generously proportioned front-facing double bedroom with overhead storage and completing the accommodation is a stylish and cotemporary bathroom comprising of a three piece suite with luxury Rainfall shower over bath. Further benefits include a gas central heating system with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven, washing machine and fridge freezer. Other items of furniture may be made available by separate negotiation.

Externally

There is a private corner section of garden located to the front of the property and there is a private paved patio to the rear with a large, well kept communal garden beyond. For the car owner, there is unrestricted parking available within the side streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

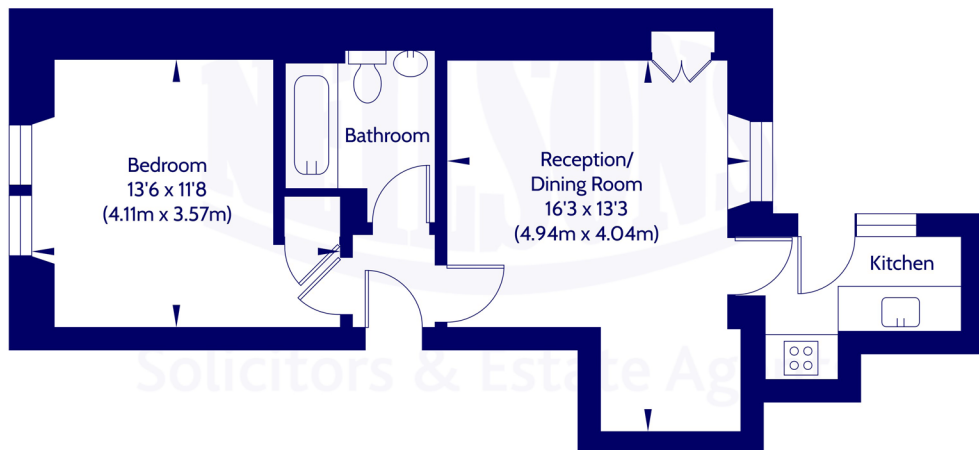
The sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre and is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system. The property itself is in a prime spot in the hub of the town with excellent shops and services just a short walk away. Frequent public transport operate to and from the High Street and Lothian Street linking to neighbouring districts together with Edinburgh's City Centre. Eskbank and Newtongrange train stations are within easy reach providing further transport links to the Borders and Edinburgh. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King 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, Dalkeith Country Park and Springfield Mill all offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits include the Midlothian Snow Sports Centre at Hillend.





Approx. Gross Internal Floor Area 41 Sq M / 440 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

