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Offers Over

£210,000

39 Cockpen View

Bonnyrigg | Midlothian | EH19 3PW

Stylish and contemporary mid-terraced home situated in the popular town of Bonnyrigg, offering an ideal opportunity for first-time buyers, young professionals, or young families. The property boasts beautifully landscaped gardens to the front and rear, together with ample resident parking.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation comprises a bright and beautifully presented lounge, enhanced by tasteful contemporary décor, a large front-facing window that allows an abundance of natural light to flood the room, and attractive quality wooden flooring which flows seamlessly through the hallway and into the kitchen, creating a stylish and cohesive finish throughout the ground floor. Offering an inviting space for both relaxing and entertaining, the lounge comfortably accommodates a variety of furniture layouts.

To the rear of the property, the impressive dining kitchen has been thoughtfully designed with a range of modern wall and base units, complementary worktops and integrated appliances including a fridge/freezer, washing machine and dishwasher, providing both practicality and a sleek finish. The generous proportions easily accommodate a family dining table, making it an ideal space for everyday living and social gatherings. French doors open directly onto the private rear garden, extending the living space outdoors and allowing for effortless indoor-outdoor entertaining during the warmer months.

The upper floor hosts two spacious and beautifully presented double bedrooms, each offering ample space for freestanding furniture and enjoying a bright, airy feel. Both bedrooms benefit from useful built-in storage, ensuring excellent practicality while maintaining a clean and uncluttered appearance.

Completing the accommodation is a stylish contemporary shower room, recently refitted to a high standard and featuring a modern suite, attractive tiling and quality fixtures and fittings. A side-facing window provides natural daylight and ventilation, creating a bright and welcoming space. Together, the accommodation has been finished to an excellent standard throughout

Further benefits include excellent storage throughout, gas central heating, and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys landscaped gardens to both the front and rear, with private residents parking located to the rear off the property, visitors can make use of unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).



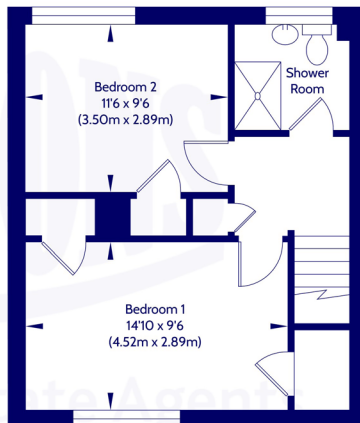
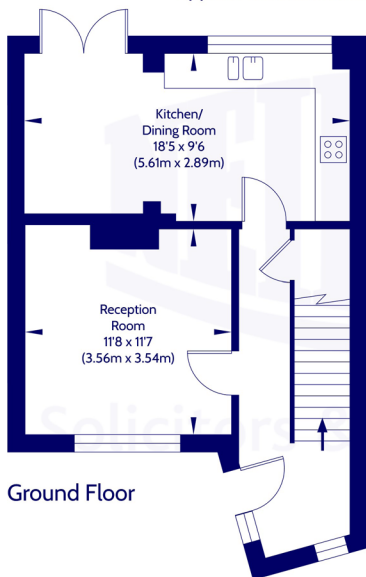


Location

Forming part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre, the property is conveniently located close to some local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services operating close by linking neighbouring towns and beyond to Edinburgh's City Centre. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco and Straiton Retail Park, also within close proximity provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. 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 77 Sq M / 831 Sq Ft.



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.



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