



Solicitors & Estate Agents



9 Holly Terrace

Bonnyrigg | Midlothian | EH19 3EA

A fantastic opportunity has arisen to purchase this attractive and beautifully presented terraced villa, quietly positioned within a peaceful cul-de-sac setting. Offering well-proportioned and versatile accommodation, along with lovely private gardens, this impressive home is presented to the market in true move-in condition. Ideally located close to a wide range of local amenities, reputable schooling and excellent transport links, the property would make an ideal purchase for first-time buyers, couples or young families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway providing access to the main living areas and staircase to the upper floor. The bright dual-aspect reception room is a fantastic living space, featuring laminate flooring, a stylish feature fireplace and glazed doors opening directly onto the rear garden, allowing an abundance of natural light while providing a seamless connection to the outdoor space. The modern fitted kitchen offers a range of wall and base units, complemented by a mix of integrated and freestanding white goods. Finished with a tiled floor, there is ample space for a breakfast table and chairs, while a rear door provides convenient access to the garden. Upstairs, the property benefits from two generous double bedrooms and a further large single bedroom. The principal bedroom is positioned to the front of the property and features fitted carpet and triple full-height mirror-fronted wardrobes, providing excellent storage. The second double bedroom overlooks the rear garden and also benefits from fitted mirror-fronted wardrobes. The third bedroom is a versatile space with built-in storage, making it ideal as a home office, nursery or occasional bedroom. The family bathroom is finished with attractive tiling and comprises a two-piece white suite, corner shower cubicle with thermostatic shower and chrome heated towel rail.



Extras

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

Gardens & Parking

Externally, the property enjoys beautifully landscaped front and rear gardens, both featuring low-maintenance artificial turf. The fully enclosed rear garden provides a private and secure outdoor space, complete with patio area and garden shed, ideal for outdoor entertaining and storage. On-street parking is available nearby for visitors with an off street driveway also serving the property.

Viewing

By appointment through Neilsons (0131 625 2222).





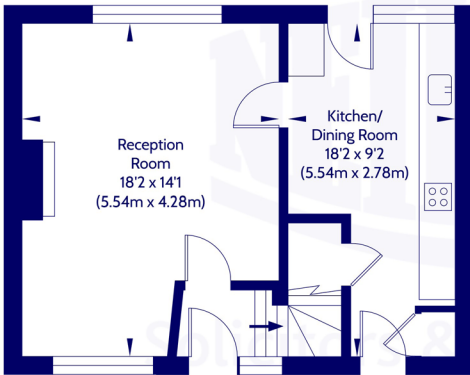
Location

Holly Terrace is quietly 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.

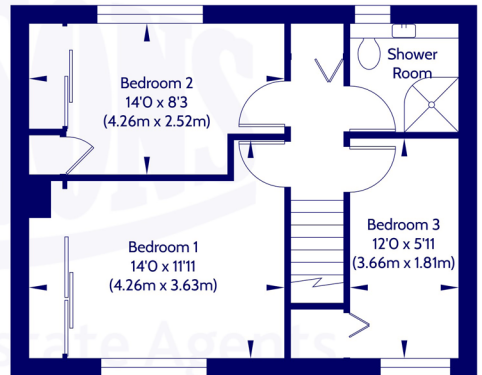




Approx. Gross Internal Floor Area 80 Sq M / 853 Sq Ft.



Ground Floor



1st Floor

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