










Offers Over
£155,000

55 Eldindean Terrace

Bonnyrigg | Midlothian | EH19 2HQ

This impressive, beautifully presented upper villa with delightful south-facing private rear garden is offered to the market in true move-in condition, undoubtedly appealing to a wide variety of buyers seeking a high standard of home in an excellent location. Forming part of the sought-after Midlothian town of Bonnyrigg, conveniently positioned close to excellent amenities, reputable schooling and superb transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Enjoying a light and stylish interior throughout, this lovely home has been well maintained and upgraded to a high standard and merits internal viewing to be fully appreciated. In brief, the accommodation comprises; entrance vestibule and staircase leading to the upper hallway with window to side offering good natural light. There is a sizeable, beautifully presented reception/ dining room with window to front. The modern kitchen is accessed from the reception room and is fitted with a range of white sleek wall and base units with built-in Induction hob, electric oven, hood and integrated fridge. There are two bedrooms, both rear facing with sunny southerly aspect, with the principal bedroom benefiting further from fitted wardrobes and additional storage cupboard. Lastly the stylish bathroom with splashback paneling is fitted with a three piece suite with mains shower over bath. Further benefits include a large attic together with a gas central heating system with combi boiler.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the Induction hob, electric oven, hood and integrated fridge.

Externally

There is a delightful, fully enclosed private garden located to the rear of the property, enjoying a southerly aspect and offering a sizeable sunny outdoor space with expanse of lawn with pretty flower borders and chipstone path leading to the raised decked patio. In addition, there is a further paved patio with pergola, included in the sale together with the two garden sheds. For the car owner, ample unrestricted parking is available to the front of the property.

Viewing

By appointment through Neilsons on 0131 625 2222.





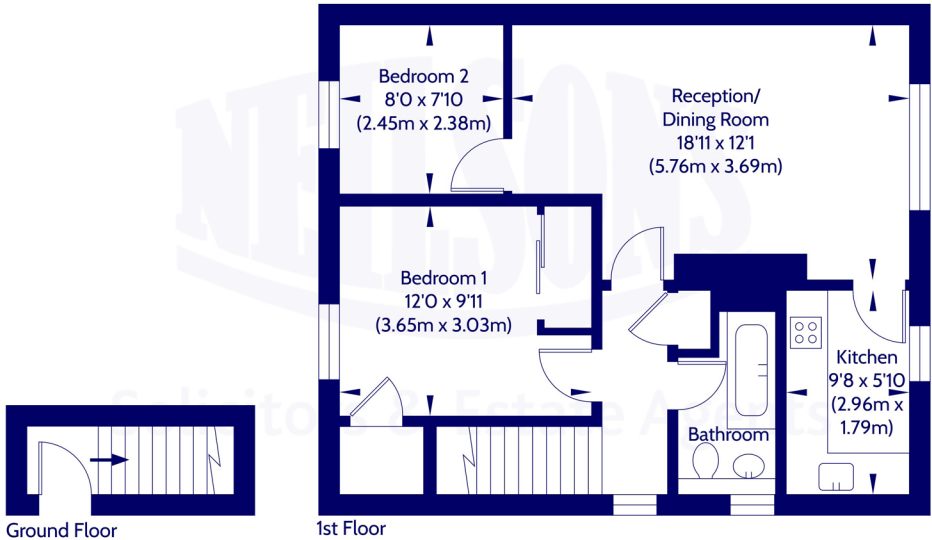
Location

Eldindean Terrace forms part of the popular and sought after town of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The location is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links serving surrounding areas and the city centre. It should be noted that Eskbank Train Station is just a short journey from the property, providing additional transport links into Edinburgh and The Borders. 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. 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.





Approx. Gross Internal Floor Area 58 Sq M / 626 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

