



Solicitors & Estate Agents



Offers Over
£235,00

6 Hawthornden Avenue

Bonnyrigg | Midlothian | EH19 2JP

Lovely and spacious three-bedroom semi-detached villa quietly positioned within the popular Midlothian town of Bonnyrigg. Benefiting from private gardens, a driveway and detached single garage, the property is ideally located close to excellent local amenities, reputable schooling and convenient transport links. Offering generous and flexible accommodation, this is an ideal purchase for couples and growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - D
-  Council Tax Band - C



Description

A welcoming hallway provides access to the accommodation and features a large understairs storage cupboard. The bright and airy lounge features an electric fireplace and provides a comfortable space to relax, with the room flowing through to the charming kitchen/diner. The kitchen/diner is well appointed with solid wooden worktops, a range of integrated appliances and partial tiling to the splash areas. A large pantry cupboard with fitted shelving provides excellent additional storage, while there is ample space for a dining table and chairs. A modern shower room is conveniently located on the ground floor and benefits from a partially tiled surround and step-in shower.

Upstairs, the landing provides access to the bedrooms and benefits from attic access. The attic is partially floored and fitted with a Ramsay ladder, providing useful additional storage. The large principal double bedroom benefits from twin windows, an integrated double wardrobe with sliding doors and a further single cupboard, together with space for additional furniture. Bedroom two is another comfortable double room, quietly positioned to the rear and benefiting from a useful single cupboard. Bedroom three is a large single room with a rear-facing aspect and cupboard. Offering great flexibility, the room could also be utilised as a home office, study or nursery if preferred.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from lovely private gardens to the rear, featuring two patio areas, lawn and chipstone sections. Further garden space extends to the front and side, while a driveway and detached single garage provide excellent off-street parking and storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, dishwasher, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





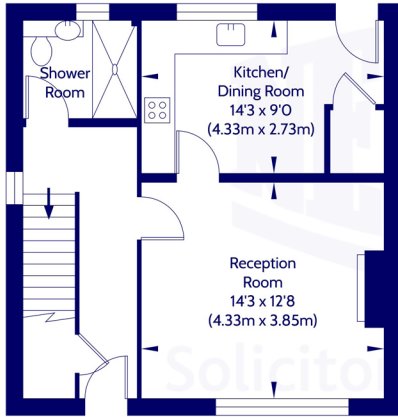
Location

Hawthornden Avenue 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.

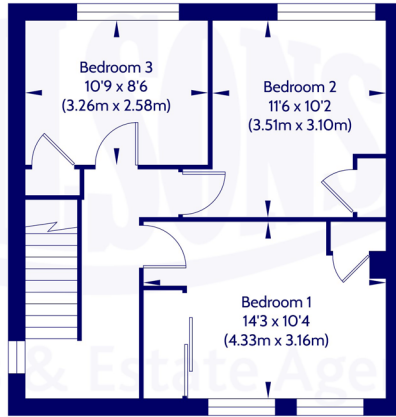




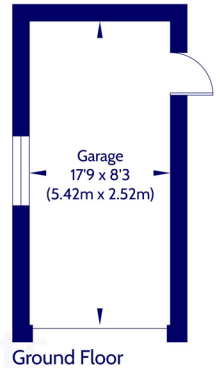
Approx. Gross Internal Floor Area 86 Sq M / 935 Sq Ft.



Ground Floor



1st Floor



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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- [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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