



Solicitors & Estate Agents



90 Gordon Avenue

Bonnyrigg | Midlothian | EH19 2PQ

Set back from the main road within a convenient and well-established residential setting, this modern mid-terraced villa offers stylish, well-presented accommodation ideally suited to first-time buyers, young families, or those seeking a comfortable, low-maintenance home. Boasting a practical layout, contemporary finishes and a fully enclosed landscaped rear garden, the property provides an excellent balance of indoor and outdoor living.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking Bays
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious open-plan living and dining room. The comfortable living area enjoys a pleasant front-facing aspect, while the dining area to the rear benefits from glazed double doors opening directly onto the enclosed rear garden, creating an ideal space for everyday family life and entertaining. The modern fitted kitchen is thoughtfully designed with an excellent range of wall and base units, complementary worktops, tiled splashbacks and a useful breakfast bar providing additional seating and workspace. A full range of integrated appliances is included, while attractive laminate flooring flows seamlessly throughout the ground floor, enhancing the sense of space and continuity. Upstairs, there are three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in storage together with fitted carpeting. The second double bedroom enjoys a front-facing aspect and features laminate flooring along with a built-in wardrobe. The third bedroom offers excellent flexibility and would make an ideal child's bedroom, nursery, home office or study depending on individual requirements. Completing the accommodation is the contemporary family bathroom, fitted with a modern three-piece white suite incorporating a bath with shower over, glazed shower screen, vanity storage unit and attractive neutral finishes.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. All other items of furniture can be made available at an agreeable price.

Gardens & Parking

Externally, the property enjoys a fully enclosed, landscaped rear garden providing a safe and private outdoor space for children, pets and outdoor entertaining. To the front, convenient on-street parking bays are available for residents and visitors alike.

Viewing

By appointment through Neilsons (0131 625 2222).

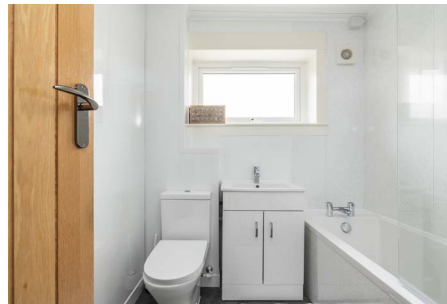




Location

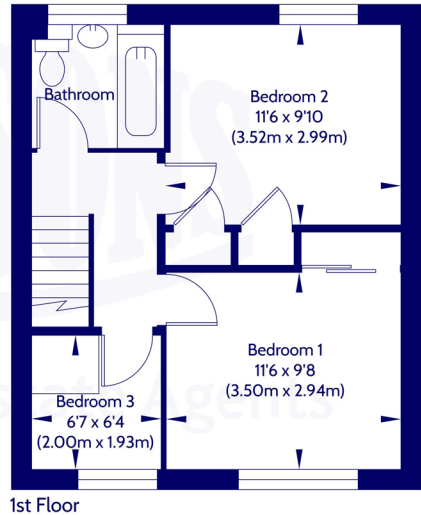
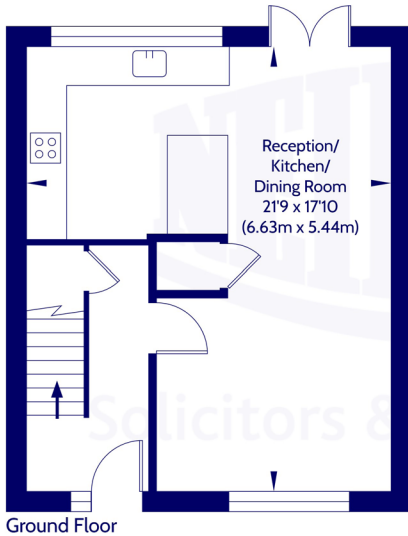
Gordon Avenue is situated in the popular Midlothian town of Bonnyrigg, offering a well-connected setting within easy reach of Edinburgh and the surrounding areas. Bonnyrigg provides a good range of local amenities, including shops, cafés, restaurants, schools and recreational facilities, while nearby Lasswade, Loanhead and Dalkeith offer further shopping and leisure opportunities. The area is particularly well placed for access to the city, with regular public transport services and convenient road links providing straightforward connections to Edinburgh and beyond. For those who enjoy the outdoors, the surrounding Midlothian countryside offers a variety of walking and cycling routes, with local parks and green spaces close at hand. The nearby Pentland Hills also provide excellent opportunities for outdoor pursuits.

With its combination of local amenities, countryside surroundings and convenient access to Edinburgh, Gordon Avenue represents an appealing location for a wide range of buyers.





Approx. Gross Internal Floor Area 73 Sq M / 781 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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