



Offers Over
£325,000

20 Park Road

Bonnyrigg | Midlothian | EH19 2AW

This traditional stone-built semi-detached bungalow, which has been thoughtfully extended, enjoys a prime central setting within the popular Midlothian town of Bonnyrigg. Combining generous internal proportions with charming period features and excellent private gardens, the property offers an ideal family home within easy reach of local amenities, well-regarded schooling and superb transport links to Edinburgh and the wider commuter network.

-  3 Bedrooms
-  2 Public Rooms
-  1 Shower Room
WC
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation is accessed via a vestibule leading into a welcoming hallway, providing access to the principal rooms. To the rear of the property, the reception room enjoys a peaceful outlook over the garden, creating a calm and private living space. This attractive room features laminate flooring and a focal fireplace, offering both character and comfort.

Also positioned to the rear is the expansive dining kitchen, forming the heart of the home. Fitted with an array of wall and base units, the kitchen provides excellent storage and worktop space, along with integrated appliances. The generous layout easily accommodates a dining table and offers flexibility for an additional family or sitting area if desired. Windows overlook the rear garden, and a door provides direct access outside, making it ideal for family living and entertaining.



To the front of the property are two well-proportioned double bedrooms, both finished with carpeted flooring. One-bedroom benefits from built-in storage, while the other retains a charming working fireplace, adding to the home's period appeal. A third bedroom provides a compact double, suitable for use as a child's bedroom, guest room or home office.

The property further benefits from a family wet room, fitted with full acrylic wall panels, a two-piece suite and a thermostatic shower for ease of maintenance and practicality. In addition, there is a separate WC, enhancing convenience for family living.

Extras

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

Gardens

Externally, the property boasts private gardens to both the front and rear. The rear garden is particularly impressive, featuring patio areas and a lawn bordered by mature trees and shrubbery, creating a secluded and attractive outdoor space ideal for relaxation or entertaining. The front garden enhances the home's kerb appeal and provides a welcoming approach.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

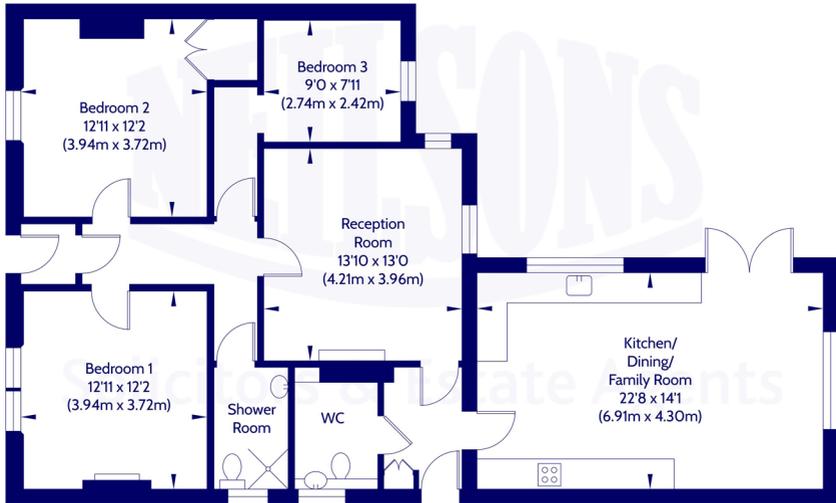
Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and Skate Park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.





Approx. Gross Internal Floor Area 110 Sq M / 1182 Sq Ft.

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.



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