



Solicitors & Estate Agents










Offers Over
£135,000

40A Lothian Street

Bonnyrigg | Midlothian | EH19 3AA

Impressive and spacious one-bedroom ground floor flat conveniently located within the popular Midlothian town of Bonnyrigg. Close to fantastic local amenities and excellent commuting links, the property is perfectly suited to first-time buyers, downsizers, and professionals alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with an inviting entrance hallway. The lounge is bright and airy, complete with engineered wood flooring, enjoying a quiet rear-facing aspect and benefitting from a large storage cupboard. The fully fitted kitchen is well appointed with a range of integrated white goods, under-unit lighting, partial tiling in splash areas, and a practical breakfast bar. A large cupboard houses the boiler and provides additional storage space. The generous double bedroom enjoys a front-facing aspect and features fitted window shutters along with useful wall-to-wall mirrored sliding wardrobes. The room also offers ample space for additional freestanding furniture. Completing the accommodation is a stylish bathroom fitted with a rainfall shower over bath, heated towel rail, LED mirror, underfloor heating, and partial tiling.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property enjoys access to a shared drying green, a private outhouse cupboard, allotment strip, and private front garden. On-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





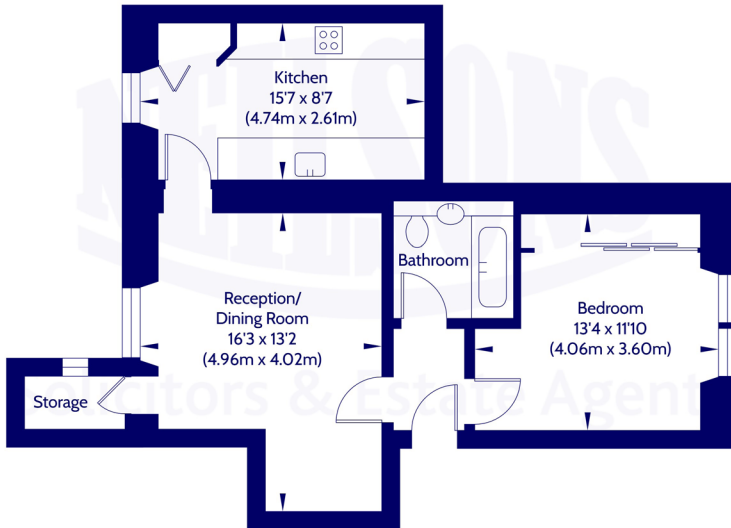
Location

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 53 Sq M / 568 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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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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