



Solicitors & Estate Agents



Offers Over

£195,000

70 Gordon Avenue

Bonnyrigg | Midlothian | EH19 2PQ

Superb opportunity to acquire this generously proportioned three-bedroom end-terraced villa, pleasantly positioned within the popular Midlothian town of Bonnyrigg. Offering fantastic potential for buyers to modernise and create a warm family home, the property enjoys a convenient location close to excellent local amenities, reputable schooling, and convenient transport links, making it an ideal purchase for first-time buyers, growing families, and those looking to make their own mark.

 3 bedrooms

 1 public room

 1 bathroom

 Private gardens

 On-street parking

 EPC Band - C

 Council Tax Band - C



virtually staged by **HOMELi**

Description

The accommodation begins with a welcoming entrance hallway. The bright and spacious lounge/diner enjoys a dual-aspect outlook, allowing for an abundance of natural light throughout the day. A large built-in cupboard provides valuable storage, while the generous proportions make it an ideal space for both relaxing and entertaining. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial wall tiling in the splash areas for easy upkeep.

The first-floor landing provides access to the partially floored attic via a Ramsay ladder, offering excellent additional storage. The principal bedroom is a comfortable front-facing double featuring an integrated double wardrobe and ample space for freestanding furniture. Bedroom two is another sizeable rear-facing double, benefiting from two useful built-in storage cupboards. Both double bedrooms offer terrific flexibility with plenty of space for freestanding furniture and a variety of layouts. Bedroom three is a front-facing single room with a useful overstairs cupboard, making it equally suitable as a child's bedroom, nursery, or home office. Completing the accommodation is the family bathroom, finished with full wall tiling, a shower over the bath, and a heated towel rail.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The front garden is finished with paving and mature shrubs, while the enclosed rear garden has been designed for low maintenance, incorporating a slabbed patio, lawn, and a rear access gate. Ample unrestricted on-street parking is available nearby for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, 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.





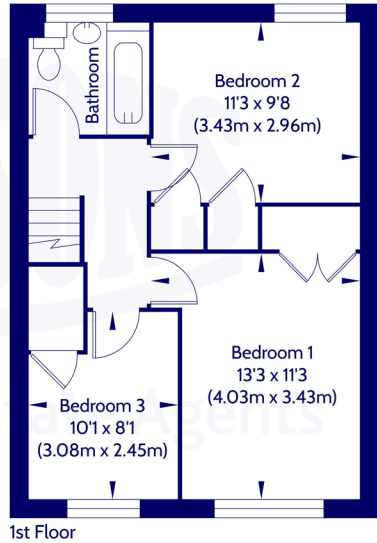
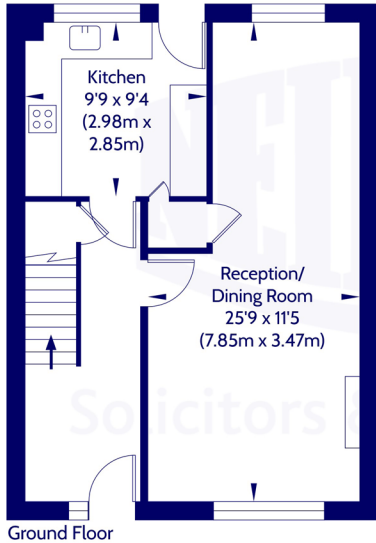
Location

Gordon Avenue forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to some local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services operating close by linking neighbouring towns and beyond to Edinburgh's City Centre. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco and Straiton Retail Park, also within close proximity provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. 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.





Approx. Gross Internal Floor Area 85 Sq M / 920 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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