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Offers Over

£215,000

6 Beech Loan

Bonnyrigg | Midlothian | EH19 3DW

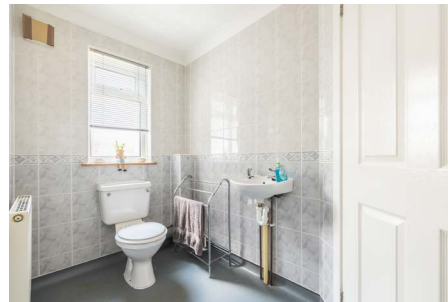
This attractive, extended terraced villa with private gardens to the front and rear, forms part of a popular residential district within Bonnyrigg, conveniently located within easy reach of excellent local amenities, good transport links and reputable schooling.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The bright and spacious accommodation has been cleverly extended to the rear, providing a unique and flexible home, undoubtedly appealing to a wide variety of buyers, including professionals, couples and families alike. The sizeable accommodation comprises; entrance hallway with large store cupboard and carpeted staircase leading to the upper floor. There is a spacious reception/ diningroom housing a modern wall-mounted electric fire, the modern kitchen is located off the reception room and is fitted with ample wall and base units with built-in hob/ oven/hood with additional appliances included in the sale. A rear porch provides access to the rear garden. The principal bedroom located on the ground floor, offers a versatile space with patio doors leading to the decked patio with further benefits including a sizeable ensuite wetroom comprising of a two piece suite and electric shower. Upstairs houses the two good sized double bedrooms, with built-in furniture and the larger of the two benefiting from additional built-in mirrored wardrobes. Completing the accommodation is the bathroom with a three piece white suite with mains shower. Further benefits include a part floored attic, gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and washing machine.

Externally

The property enjoys private front and rear gardens with the rear garden laid with a raised decked patio, paved patio and an array of plants and shrubs – a lovely space for relaxing and entertaining. A communal side vennel provides useful access for bins. For the car owner, ample on-street parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





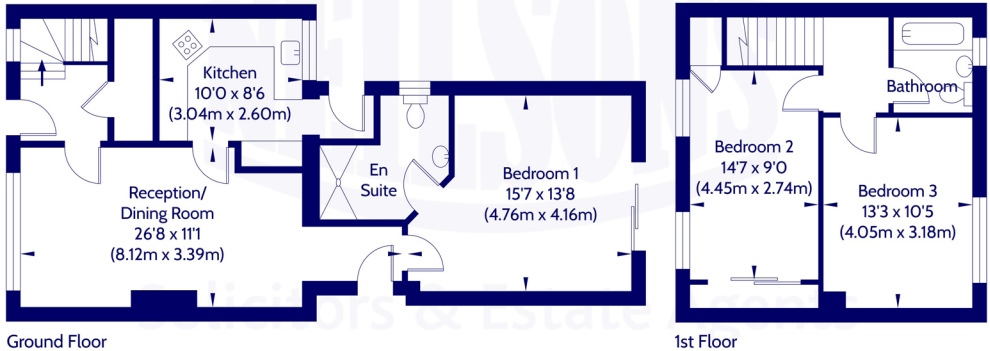
Location

Beech Loan is situated within the established and 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 for nursery to secondary level.





Approx. Gross Internal Floor Area 101.98 Sq M / 1098 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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