



Solicitors & Estate Agents



48 Wishart Avenue

Bonnyrigg | Midlothian | EH19 3QF

An excellent opportunity has arisen to purchase this extended, generously proportioned semi-detached villa, quietly positioned within a pleasant cul de sac setting in a sought after residential district of Bonnyrigg. The property benefits from private gardens to the front and rear, together with a driveway, and is conveniently located within easy reach of excellent local amenities, superb transport links and reputable schooling.

-  2 Bedrooms
-  2 Public rooms
-  2 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - D



Description

This wonderful home has been meticulously maintained throughout and would now benefit from a degree of cosmetic upgrading, presenting an exciting opportunity for a buyer looking to create a home tailored to their own tastes and requirements. Offering bright and spacious accommodation and excellent flexibility, the property is sure to appeal to a wide variety of buyers, including professionals, couples and families alike.

The accommodation comprises; extended entrance hallway with carpeted staircase leading to the upper floor. The sizeable dual aspect reception/diningroom provides an excellent principal living space with fireplace housing a gas fire. A useful recess offers a variety of possibilities to suit individual needs and could be utilised as a home study, play area or cosy snug. The kitchen/diningroom is accessed from the recess and is fitted with a good range of modern wall and base units incorporating a built-in electric hob, oven and extractor hood. A generous dining

area is positioned to the far end of the room, with a window overlooking the rear garden and a door providing direct access to the chipstone patio. An inner hall leads from the kitchen to a modern wet room, a sizeable storage cupboard and the former garage, which has been thoughtfully repurposed to provide particularly useful storage and utility space. On the upper floor there are two good sized bedrooms. The principal bedroom benefits from built in wardrobes with sliding doors, together with a large walk-in cupboard over the stairs, complete with lighting, shelving and hanging rail, providing excellent additional storage provisions. Completing the accommodation is a modern, fully tiled bathroom fitted with a white suite with electric shower over the bath. Further benefits include a partially 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.

Externally

The property enjoys private front and rear gardens together with a driveway, while the rear garden provides an excellent outdoor space for relaxing and entertaining.

Viewing

By appointment through Neilsons on 0131 625 2222.





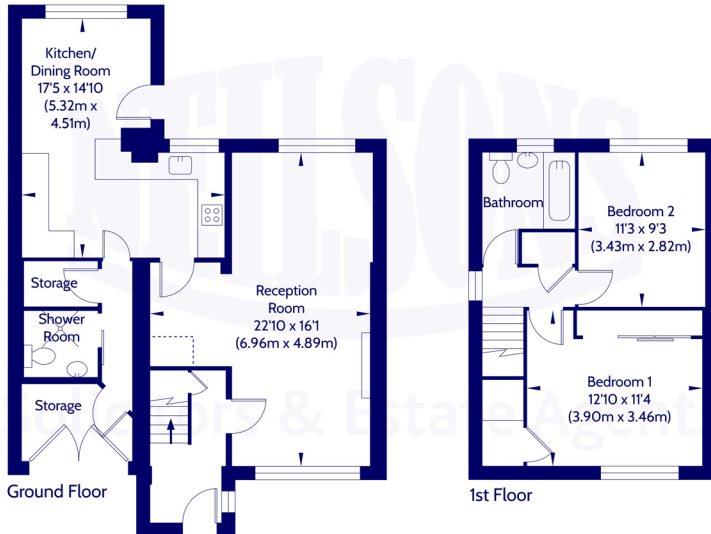
Location

Wishart Avenue 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 98 Sq M / 1059 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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