



Solicitors & Estate Agents



66 High Street

Bonnyrigg | Midlothian | EH19 2AE

An excellent opportunity has arisen to acquire this impressive traditional upper villa flat, ideally positioned within the heart of Bonnyrigg. Boasting a prime central location, the property is perfectly placed to take advantage of a superb range of local amenities, schooling, cafés, shops and excellent public transport links, all located within easy walking distance.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, this charming home is sure to appeal to a wide variety of purchasers including first-time buyers, professionals, downsizers and buy-to-let investors alike. Accessed from the rear of the building via an external staircase, the accommodation begins with a welcoming entrance porch leading through to a generous central hallway complete with useful storage facilities. The bright and spacious twin-windowed lounge offers an excellent space for both relaxing and entertaining, with ample room for a variety of furniture configurations. The stylish modern kitchen/ breakfast room has been thoughtfully fitted with a range of wall and base units together with integrated appliances including a gas hob, double oven and extractor hood, whilst still providing space for informal dining. There are two well proportioned double bedrooms, both benefiting from built-in wardrobes, providing excellent storage solutions. The contemporary shower room has been finished to a high standard and features extensive tiling together with a modern three-piece suite. A particular feature of the property is the large attic space which offers substantial additional storage and may present excellent development potential, subject to obtaining the necessary planning and consents.



Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Extras

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

Gardens & Parking

Externally, residents can enjoy access to a well maintained communal rear garden enjoying a sunny westerly aspect. Designed for ease of maintenance, the garden is laid with decorative chip stones and includes a paved seating area ideal for outdoor relaxation. On-street parking is available nearby on Park Road for added convenience.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

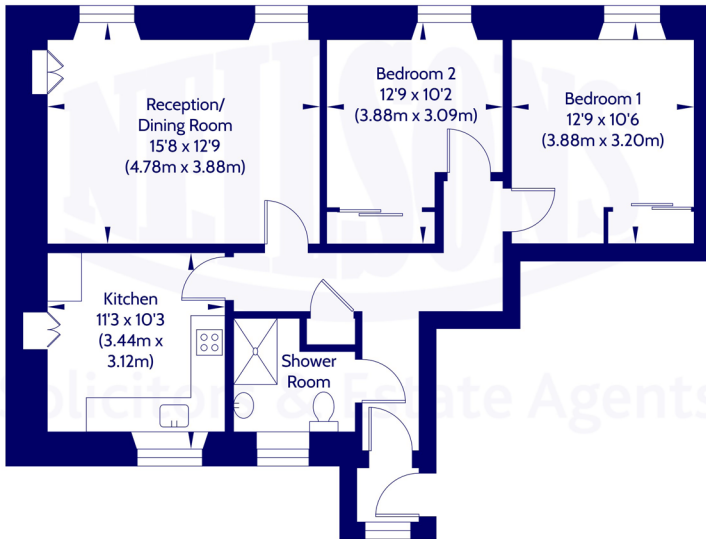
Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The 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 68 Sq M / 730 Sq Ft.

1st 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.



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