



Offers Over

£230,000

1 Hawthornden Avenue

Bonnyrigg | Midlothian | EH19 2JW

Occupying a generous corner plot, this semi-detached home is quietly positioned within a well-established residential area of Bonnyrigg, conveniently placed for a wide range of local amenities, schooling and excellent transport links for commuting to Edinburgh and beyond.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation is entered via a welcoming hallway with staircase access to the upper level and doors leading to the main living spaces. The front-facing reception room features attractive laminate flooring, a focal fireplace and double doors opening into a formal dining room overlooking the rear garden, creating a flexible entertaining space. The kitchen is fitted with a range of wall and base units together with integrated appliances and tiled flooring, and leads through to a rear porch providing direct access to the garden. Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys a dual-window front aspect and built-in storage, while a further front-facing double bedroom also includes fitted storage and laminate flooring. The third bedroom overlooks the rear garden and benefits from carpeting and built-in storage. The fully tiled bathroom is fitted with a white suite and separate shower enclosure.



Extras

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

Gardens, Garage & Driveway

Externally, the property is complemented by an enclosed, landscaped front garden and a gated driveway leading to a garage equipped with a maintenance pit. The enclosed rear garden offers a lawn, patio area and landscaped planting beds, providing an ideal outdoor space for relaxing and entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

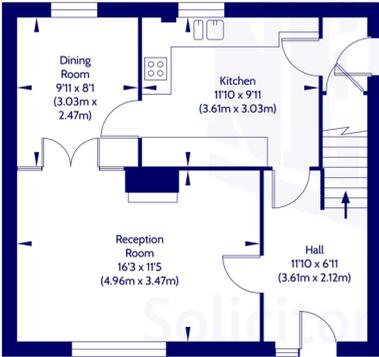
Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The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



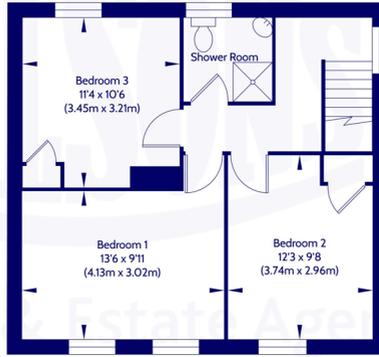


Approx. Gross Internal Floor Area 94 Sq M / 1010 Sq Ft.

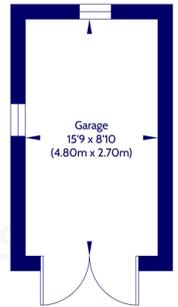
Ground Floor



1st Floor



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.



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