



Solicitors & Estate Agents



3 Bairds Way

Bonnyrigg | Midlothian | EH19 3NS

A fantastic opportunity has arisen to purchase this impressive, detached bungalow occupying a sizeable plot with lovely private gardens, extensive multi-vehicle driveway and detached double garage. Conveniently positioned within a highly regarded, established modern development in the popular Midlothian town of Bonnyrigg, within easy access to excellent amenities, reputable schooling and superb transport links.

-  3 Bedrooms
-  2 Public rooms
-  1 Wet room
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – C
-  Council Tax Band – E



Description

This delightful, light-filled home has been very well maintained throughout and is offered to the market in true move-in condition, undoubtedly appealing to families, professionals and retirees alike or those seeking the convenience of spacious bungalow living. The light and stylish accommodation comprises; inviting hallway with useful storage provisions. There is a sizeable bay windowed reception/diningroom with further window to side providing excellent natural light and featuring a contemporary media wall with wall-mounted TV and remote control electric fire. The stylish kitchen is fitted out with a range of sleek white wall and base units with built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher, with the free standing washing machine also included. A sizeable and sunny conservatory is located off the kitchen, offering a useful secondary public room, with pleasant open aspect to the rear with doors providing direct access to the garden. The principal bedroom is of generous proportions and is located to the rear with built-in wardrobes. There are two further double bedrooms, with the larger of the two benefiting from fitted wardrobes and completing the accommodation is a modern wetroom with wet wall paneling and luxury Rainfall dual shower unit. In addition, there is a large attic together with a gas central heating system with combi boiler and double glazed window units.



Extras

All the fitted floor covering, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, dishwasher and free-standing washing machine. It should be noted that the wall-mounted TV and fire will also be included in the sale.

Externally

The property commands a sizeable plot with lovely, well kept gardens together with an extensive driveway to the side, providing off-street parking for several vehicles and leads to the sizeable detached double garage with power & light and additional attic storage.

Factors

There is a factoring fee of approx. £284.79 per annum payable to Greenbelt for the upkeep of the communal garden grounds within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





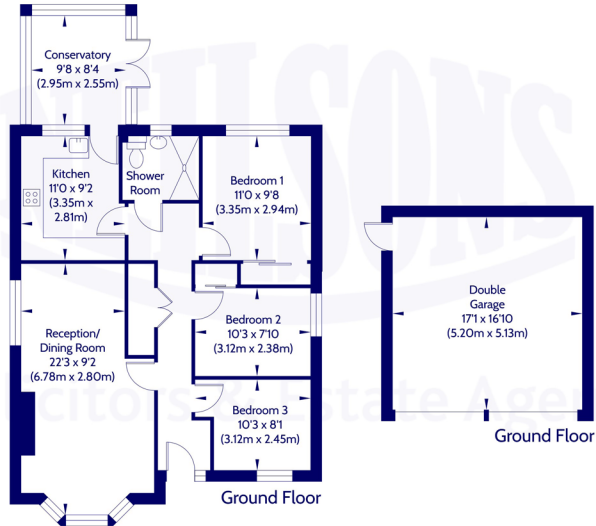
Location

Bairds Way forms part of a lovely modern development in 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 property is nearby train stations for ideal for commuting. 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 King 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 82 Sq M / 884 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

