



Solicitors & Estate Agents



Offers Over
£150,000

25 Campview Road

Bonnyrigg | Midlothian | EH19 3HE

An excellent opportunity has arisen to purchase this bright and well-presented two-bedroom upper flat, quietly positioned within a popular residential area of Bonnyrigg. Presented in true walk-in condition throughout, the property offers stylish and comfortable accommodation that is ideally suited to first-time buyers, professionals, small families or buy-to-let investors. The property also enjoys an excellent location, with local amenities and regular bus services within easy walking distance, providing convenient links into Edinburgh city centre and the surrounding areas.

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



Description

Internally, the accommodation is bright and welcoming. The spacious living room is flooded with natural light from large windows, creating a warm and inviting space for both relaxing and entertaining. The adjoining modern kitchen is fitted with a good range of contemporary wall and base units, offering ample worktop and storage space, making it well equipped for everyday living. The property offers two generously proportioned double bedrooms, both presented in neutral décor. The principal bedroom benefits from a large built-in storage cupboard, providing excellent practical storage, while the second double bedroom offers flexible accommodation for guests, children or those working from home. Completing the accommodation is a well-appointed bathroom, finished in neutral tones and fitted with a white three-piece suite incorporating a generously sized bath with shower over. Combining move-in ready accommodation with an excellent location close to transport links and local amenities, this is a fantastic opportunity to acquire a lovely home in the heart of Bonnyrigg



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. All other items of furniture can be made available to the purchaser.

Gardens & Parking

Externally, residents have access to a well-maintained communal garden, providing an attractive outdoor space to enjoy, together with ample residents' on street parking for added convenience.

Viewing

By appointment through Neilsons (0131 625 2222).





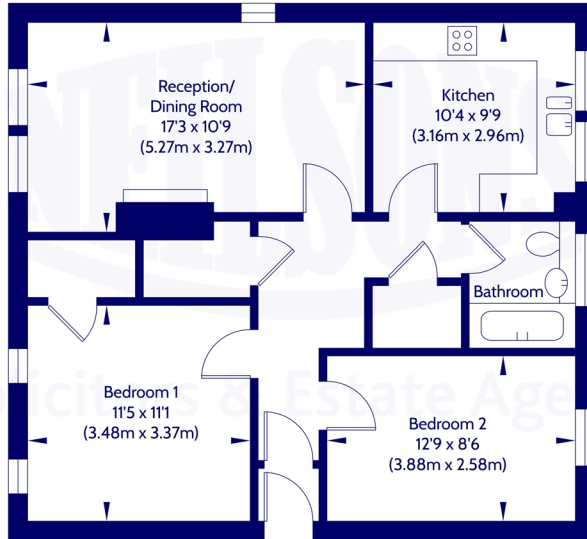
Location

Forming part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to some local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services operating close by linking neighbouring towns and beyond to Edinburgh's City Centre. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco and Straiton Retail Park, also within close proximity provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. 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.



Approx. Gross Internal Floor Area 67 Sq M / 716 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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