



Offers Over  
**£320,000**

## 17 Park Road

Bonnyrigg | Midlothian | EH19 2AW

This traditional stone-built semi-detached house enjoys a prime central location in the popular Midlothian town of Bonnyrigg. Offering generous proportions, charming period features and excellent private gardens, the property presents an ideal opportunity for families seeking a home within easy reach of local amenities, schools and excellent transport links to Edinburgh and the wider commuter network.

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



## Description

A welcoming vestibule, complete with the original tiled floor, leads into a spacious inner hallway with useful storage and a ground-floor WC. To the rear, a bright and versatile reception room provides ample space for both relaxation and formal dining, enhanced by sliding glass doors which open directly onto the rear garden. The large kitchen, offers a good selection of fitted wall and base units, generous worktop space, and room for free-standing appliances, with direct access to the garden for added convenience. To the front of the property, a versatile public room lends itself perfectly as a lounge, a dining room or a fourth bedroom. The upper floor is home to three well-proportioned bedrooms. The principal bedroom enjoys a charming bay window to the front, in-built storage and a bright, airy feel. Two further bedrooms are set to the rear, both benefiting from wonderful open aspects over the rear garden and uninterrupted views towards King George V Park. One is a particularly spacious double with fitted wardrobes, while the other is a comfortable compact double and would be ideal as a home office. A modern shower room completes the accommodation, fitted with full easy-care wet wall, a stylish two-piece suite with vanity storage, and a large walk-in glass cubicle with dual-headed thermostatic shower. Set within the heart of Bonnyrigg, this appealing family home combines space, character and a highly convenient location, making it a rare opportunity not to be missed.

*This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## 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 a decorative front garden and a gated driveway which leads to a garage with an electric door. To the rear lies a delightful enclosed garden, complete with a level lawn, mature hedgerow and shrubbery, as well as a greenhouse with power and lighting, an ideal space for keen gardeners or for families to enjoy outdoor living.

## Viewing

Please contact Neilsons on 0131 625 2222.





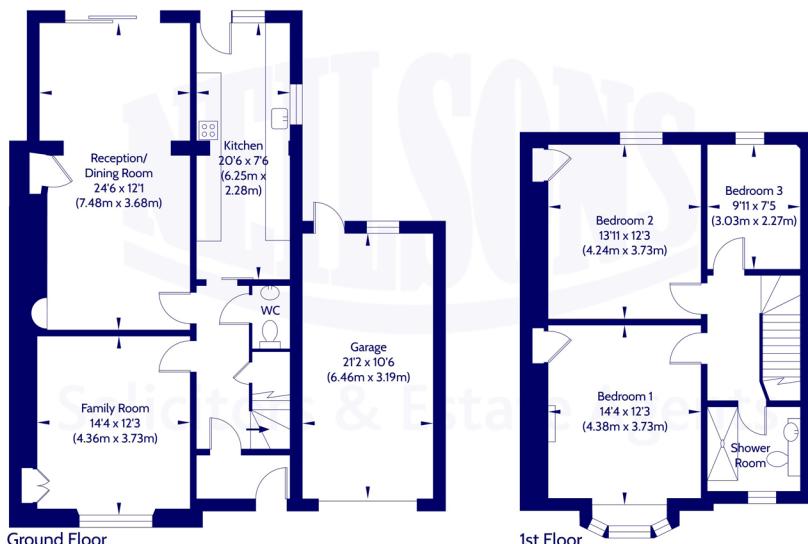
## Location

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 128 Sq M / 1386 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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

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### 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

