










Offers Over  
**£140,000**

## 89a Lothian Street

Bonnyrigg | Midlothian | EH19 3AG

This stylish, generously proportioned traditional main door upper villa with private sunny rear garden shall undoubtedly appeal to the first-time buyer/couple or investor and merits internal viewing to be fully appreciated!

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Garden
-  On-street parking nearby
-  EPC Rating – D
-  Council Tax Band - B



## Description

Offered to the market in move-in condition and enhanced by good natural light throughout, this well presented home offers a fantastic location within the popular Midlothian town of Bonnyrigg, just a short walk from the main High Street where excellent local day-to-day shopping can be found. The location is ideal with many restaurants, pubs and coffee shops walking distance together with superb commuting links nearby including the City Bypass and A1 with excellent transport links serving to many neighbouring districts and connecting with Edinburgh's City Centre. Access to the property is to the rear of the building where an external staircase leads to the entrance. The welcoming hallway leads to the sizeable rear-facing reception room with south-easterly aspect overlooking the private garden, and features a central fireplace (electric fire not included in the sale). The modern fitted kitchen is accessible from the reception room and is fitted with a range of wall and base units with built-in gas hob, electric oven and hood with additional appliances included in the sale. There is a generously proportioned double bedroom with built-in storage together with a shower room comprising of a three piece suite with shower enclosure housing the electric shower. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, washing machine and fridge freezer.

## Externally

To the rear of the property lies a sizeable enclosed private garden providing a lovely space. Enjoying a south-easterly aspect, the garden has been laid to lawn with a raised patio, ideal for outside dining. It should be noted that the pergola is not included in the sale, however it can be made available by separate negotiation. For the car owner, there is parking on the surrounding street, to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons on 0131 625 2222.





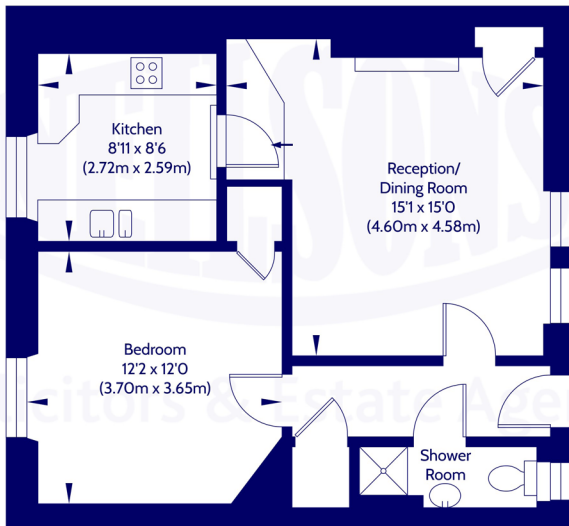
## Location

The sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre and is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system. The property itself is in a prime spot in the hub of the town with excellent shops and services just a short walk away. Frequent public transport operate to and from the High Street and Lothian Street linking to neighbouring districts together with Edinburgh's City Centre. Eskbank and Newtongrange train stations are within easy reach providing further transport links to the Borders and Edinburgh. 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, Dalkeith Country Park and Springfield Mill all offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits include the Midlothian Snow Sports Centre at Hillend.



Approx. Gross Internal Floor Area 50 Sq M / 541 Sq Ft.

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

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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

