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Offers Over

**£570,000**

## 4 Rockville Terrace

Bonnyrigg | Midlothian | EH19 2AG

Beautifully presented, charming detached cottage located in a peaceful cul-de-sac in the desirable town of Bonnyrigg. The property benefits from a delightful private rear garden and driveway to the front. The property is situated close to superb amenities, schooling and transport links, and will make an ideal family home.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

Located in the popular town of Bonnyrigg this superb traditional detached cottage has been fully renovated and extended over the years by the current owners. The stunning interior is stylish and tastefully presented throughout and complemented by charming features and quality fixtures and fittings.

The spacious and versatile accommodation on the ground floor comprises – welcoming entrance vestibule and hall, sitting room with fireplace and decorative cornicing, cosy family room, impressive kitchen/dining room with bifold doors leading out to the rear garden, utility room, two bedrooms and a stylish family bathroom with under floor heating.

The first floor comprises two bright and generous bedrooms with under-eaves storage space and a contemporary shower room.

Further benefits include gas central heating and partial double glazing.



## Gardens & Parking

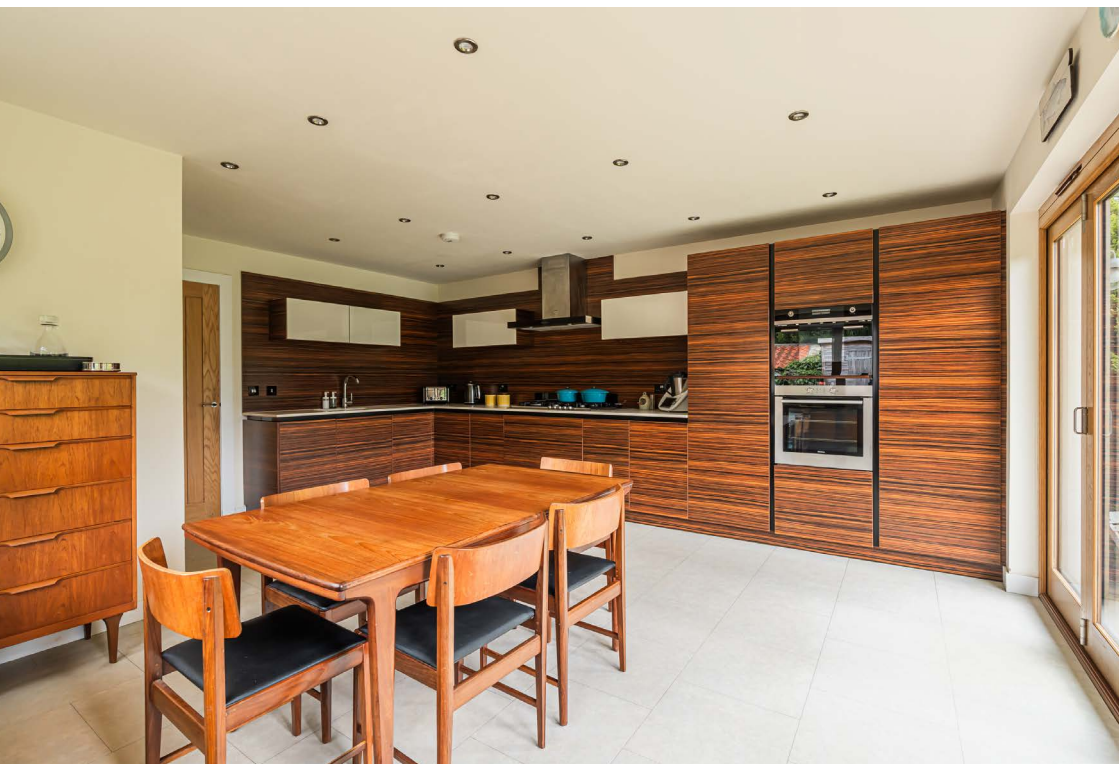
To the front of the property is a large driveway and to the rear is a delightful enclosed garden with side access. The rear garden is mainly laid to lawn with two superb patio areas making the most of the natural sunshine throughout the day. There are attractive borders of flowers, mature shrubs and trees. A tree house and garden shed are included in the sale price.

## Extras

Included in the sale price are the fitted floor coverings, blinds, light fittings (excluding antler fitting in the hall), the integrated hob, oven, combination microwave, extractor hood, fridge/freezer, dishwasher, tree house and garden shed. Other items may be available by separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is located 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 the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and there is a train station nearby, ideal for the commuter. 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 and King George V Park is just a short walk away. Kings Acre, 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 from nursery to secondary level, with the property being in the catchment for Lasswade High School.





Approx. Gross Internal Floor Area 133 Sq M / 1433 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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