



Solicitors & Estate Agents



Offers Over
£310,000

46 Skeltiemuir Avenue

Bonnyrigg | Midlothian | EH19 3PX

Rarely available to the market, this excellent detached family home enjoys a desirable position within an established modern development in Bonnyrigg. Offering well-proportioned accommodation across two levels, the property is presented in excellent move-in condition and would make an ideal purchase for a wide range of buyers, particularly families seeking a comfortable home within easy reach of local amenities, schools and excellent transport links.

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



Description

The welcoming hallway provides access to the principal living accommodation, together with a convenient WC. The spacious dual-aspect reception and dining room is a particular feature of the home, with the reception area positioned to the front and benefiting from neutral décor, carpeting, a feature fireplace and useful under-stair storage. Glazed doors open directly onto the rear garden, creating a pleasant connection between the living space and outdoors and allowing excellent natural light into the room. The modern fitted kitchen is positioned to the rear and features a good range of wall and base units, integrated appliances and attractive granite-effect worktops. There is tiled splashback and a useful door providing direct access to the rear garden, making this a practical space for everyday family living. Also located on the ground floor is a generous double bedroom, currently utilised as a home office. With a front-facing aspect and carpeting, this versatile room could equally be used as a bedroom, guest accommodation, home office or additional reception space depending on the purchaser's requirements. The upper level provides two further well-proportioned double bedrooms. The rear-facing principal bedroom benefits from a full-height triple built-in wardrobe, while the front-facing bedroom features a full-height mirrored built-in wardrobe, providing excellent integrated storage. Both rooms are tastefully presented and benefit from carpeting. The family bathroom is fitted with a contemporary white three-piece suite incorporating a shower over the bath, partially tiled walls and a chrome heated towel rail.



A yearly payment of £100 is payable to the residents association for the upkeep of the communal grounds within the development.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a private driveway to the front and side complemented by a decorative lawn area. The enclosed rear garden has been thoughtfully maintained and offers a combination of a paved patio seating area and manicured lawn, creating an excellent space for outdoor dining, entertaining and family use. A timber shed provides additional garden storage.

Viewing

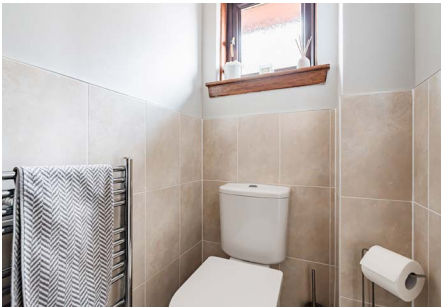
By appointment through Neilsons (0131 625 2222).





Location

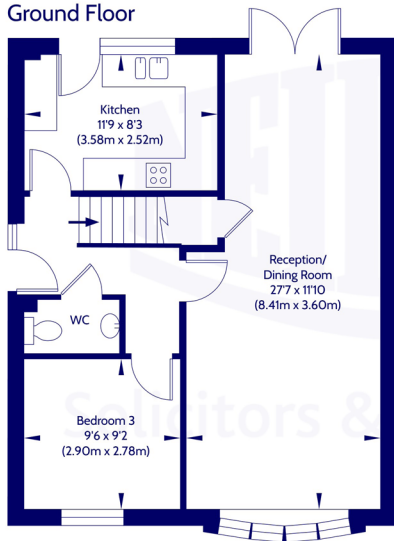
Skeltiemuir Avenue forms part of a popular modern residential development within Bonnyrigg, a well-established Midlothian town situated approximately eight miles south of Edinburgh. The area is particularly popular with families and commuters, offering a good range of local amenities alongside excellent transport connections into the city and surrounding areas. Bonnyrigg provides a wide selection of everyday facilities including supermarkets, independent shops, cafés, restaurants, takeaways and professional services, while nearby Lasswade and Dalkeith provide further retail and leisure opportunities. There are a number of well-regarded schools within the surrounding area, making the location particularly convenient for families. For outdoor enthusiasts, the surrounding Midlothian countryside provides numerous opportunities for walking and cycling, with the River North Esk, Roslin Glen and Dalkeith Country Park all within easy reach. The nearby Pentland Hills also provide an excellent setting for outdoor recreation. Road links are excellent, with straightforward access to Edinburgh, the City Bypass and the wider Midlothian area. Regular public transport services operate from the town, providing convenient connections to Edinburgh and surrounding communities. The combination of modern housing, local amenities, schooling and commuter links makes Bonnyrigg an increasingly popular choice for those looking to enjoy a quieter residential setting while remaining within easy reach of Edinburgh.



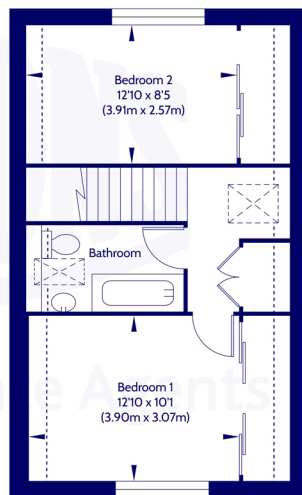


Approx. Gross Internal Floor Area 93 Sq M / 1001 Sq Ft.

Ground Floor



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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