

Thorntons
The right way to move

22 Union Park, Bonnyrigg,
Midlothian EH19 3DF

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EPC
D

Thorntons Property | Bonnyrigg | 3-7 High Street, Bonnyrigg, Midlothian, EH19 2DA | 0131 297 5980 | bonnyriggea@thorntons-law.co.uk







Summary

A charming stone-built mid-terraced cottage, presented in immaculate order throughout, comprises two well-proportioned bedrooms, a newly refurbished shower room, a refurbished kitchen with integrated appliances, a dining room and a delightful conservatory/family room featuring a log burner. The property offers plenty of storage, including a ladder-access, part-floored attic. Further benefits include gas central heating, double glazing and a relatively new boiler installed in 2024, which has been serviced annually. New front door fitted in August 2024. Outside, the property enjoys a lovely sunny garden with patio, lawn, summerhouse/kids playhouse and shed.

Features

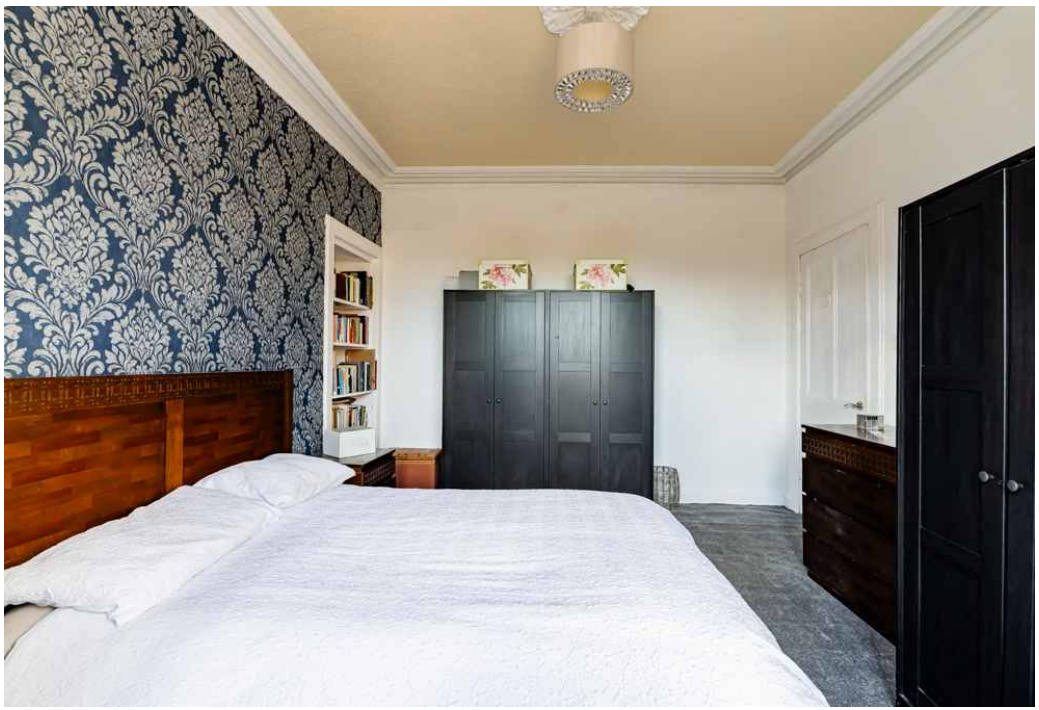
- Attractive stone-built mid-terraced cottage
- Quiet street close to Bonnyrigg town centre
- Dining Room
- Conservatory/family room with log burner
- Refurbished kitchen with integrated appliances
- Two well-proportioned bedrooms
- Newly refurbished shower room
- Relatively new boiler installed in 2024
- Sunny garden with patio, lawn, summerhouse and shed
- GCH; DG; EPC - D

Room Measurements

Conservatory/Family Room:
17'7" × 9'4" (5.35m × 2.84m)
Dining Room: 15'0" × 6'11" (4.56m × 2.10m)
Kitchen: 11'7" × 6'7" (3.52m × 1.99m)
Shower Room: 9'6" × 2'10" (2.89m × 0.86m)
Bedroom 1: 13'10" × 11'7" (4.21m × 3.52m)
Bedroom 2: 13'10" × 10'8" (4.21m × 3.24m)

Charming stone-built mid-terraced cottage ideally situated on a quiet street close to Bonnyrigg town centre.















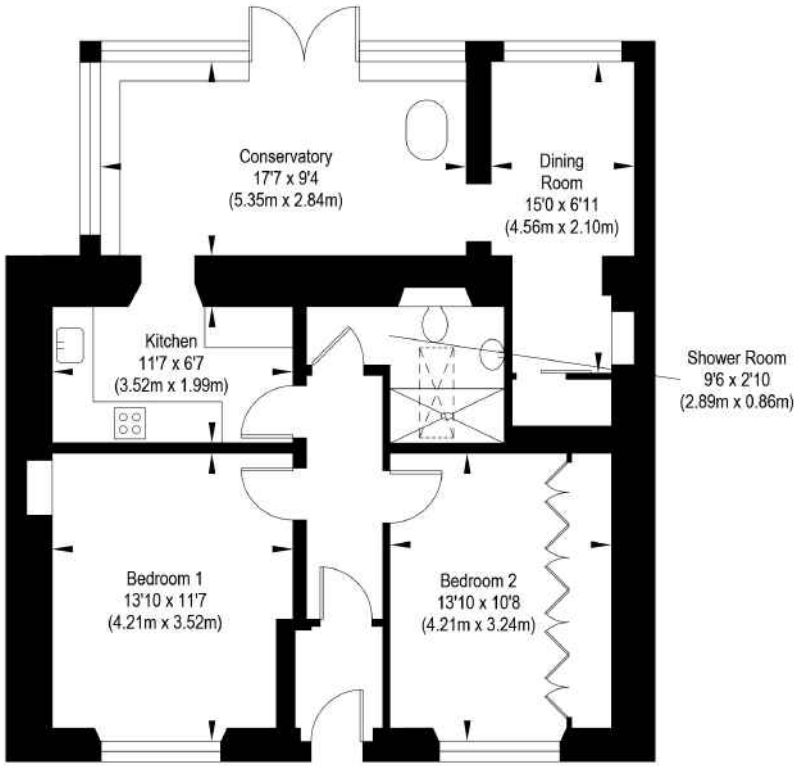
The area provides access to local schooling, leisure facilities and transport links connecting to Edinburgh and the wider Midlothian area.



Floorplan

Approx. Gross Internal Floor Area 80 Sq M / 862 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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Our Branches

ANSTRUTHER
5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH
Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG
3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH
Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR
49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE
Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR
53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH
7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS
Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS
19–21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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