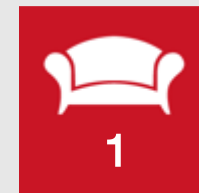


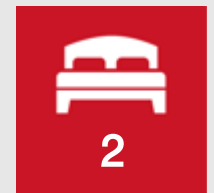


**Thorntons**  
The right way to move

22 Beech Loan, Bonnyrigg,  
Midlothian EH19 3DW



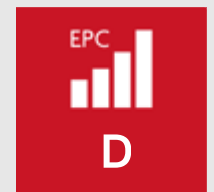
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## Summary

A well-proportioned two-bedroom end-terraced house arranged over two floors, offering approximately 684 sq ft (63.48 sq m) of internal living space. The ground floor features a spacious open-plan living and dining room alongside a well-appointed kitchen, while upstairs offers two generous double bedrooms and a family bathroom. With a practical layout and excellent potential, this property is a superb opportunity for first-time buyers or landlords seeking a strong buy-to-let prospect in a popular Midlothian location.

## Features

- Two-bedroom end-terraced house over two levels
- Approx. 684 sq ft (63.48 sq m) of internal space
- Bright and spacious living/dining room
- Two generous double bedrooms
- Practical fitted kitchen
- First-floor family bathroom
- Ideal for first-time buyers or landlords
- Located in a quiet residential pocket of Bonnyrigg
- Close to shops, schools, and green spaces
- Excellent commuter links via bus, rail, and road

## Room Measurements

Living/Dining room 18'3" x 11'0" (5.55m x 3.36m)

Kitchen 11'6" x 7'4" (3.51m x 2.23m)

Bedroom 1 15'5" x 8'9" (4.70m x 2.67m)

Bedroom 2 12'4" x 9'2" (3.75m x 2.80m)

Bathroom – 6'1" x 5'9" (1.86m x 1.75m)



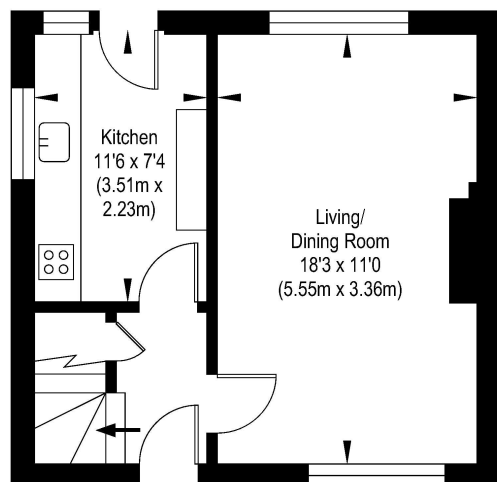


# Floorplan

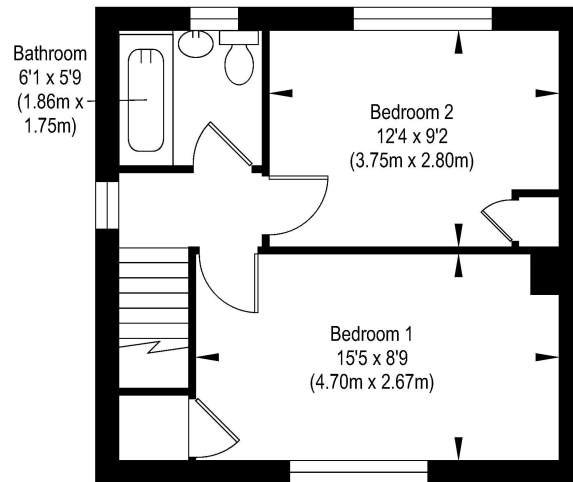


Approx. Gross Internal Floor Area 63.48 Sq M / 684 Sq Ft.

Ground Floor



First Floor



All measurements are approximate. Not to scale. For identification only.  
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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 7315  
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 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

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

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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