



39 Waugh Path
Bonnyrigg, Midlothian, EH19 3QE

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Attractive living room.
- Modern fitted dining kitchen with appliances.
- French doors to rear garden.
- Upper landing with storage.
- Access to partially floored attic via fold down ladder.
- Main double bedroom with built-in wardrobes.
- Further double bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed well maintained garden at rear.
- Driveway at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented mid-terraced villa situated within the popular Midlothian town of Bonnyrigg. The property is an ideal commuter base into Edinburgh City Centre with its close proximity to the bypass, an excellent bus service and train station at Eskbank. There is a wide range of amenities close at hand and the property would make an ideal purchase for a first-time buyer or perhaps young couple.

COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 1 MILE TO ESKBANK TRAIN STATION.
AIRPORT - APPROXIMATELY 16 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

LOCATION

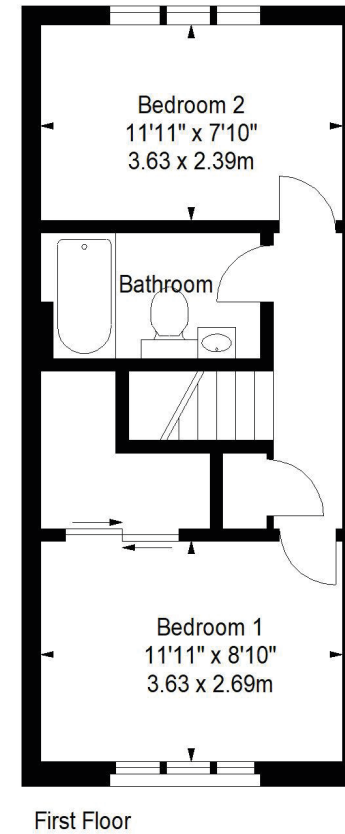
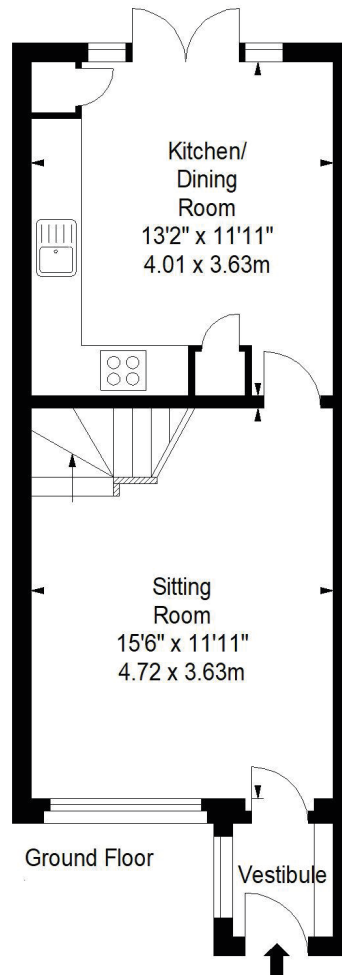
Waugh Path is set within an established residential development in the sought-after Midlothian town of Bonnyrigg, some eight miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. Eskbank Train Station is also closeby and forms part of the Borders Railway line. 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 with Kings George V Park 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 for nursery to secondary level with Lasswade Primary School within walking distance.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.

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Bonnyrigg,
Midlothian, EH19 3QE



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.