



Solicitors & Estate Agents










Offers Over
£150,000

177 Waverley Crescent

Bonnyrigg | Midlothian | EH19 3BP

A brilliant opportunity has arisen to acquire this delightful and spacious three bedroom top floor flat pleasantly positioned within a quiet residential pocket of Bonnyrigg. Boasting a private balcony while being situated close to excellent amenities and transport links, the property will undoubtedly appeal to first-time buyers, couples and investors. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
- Private balcony
-  Private rear garden
-  On-street free parking
-  EPC Band - E
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with good storage provisions, bright and spacious lounge/diner with ample space for a good sized dining table and chairs, modern fully-fitted kitchen with a breakfast bar, tiling in splash areas and a generous private balcony while being styled with fresh white units and a contrasting dark worktop, three well-proportioned double bedrooms all with integrated storage, space for freestanding furniture and room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from double glazing as well as a communal heating system serving the development.



Extras

Selected fixtures and fittings, including; integrated electric hob and oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the building is a private garden space offering lots of potential for the next resident to make their own. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.

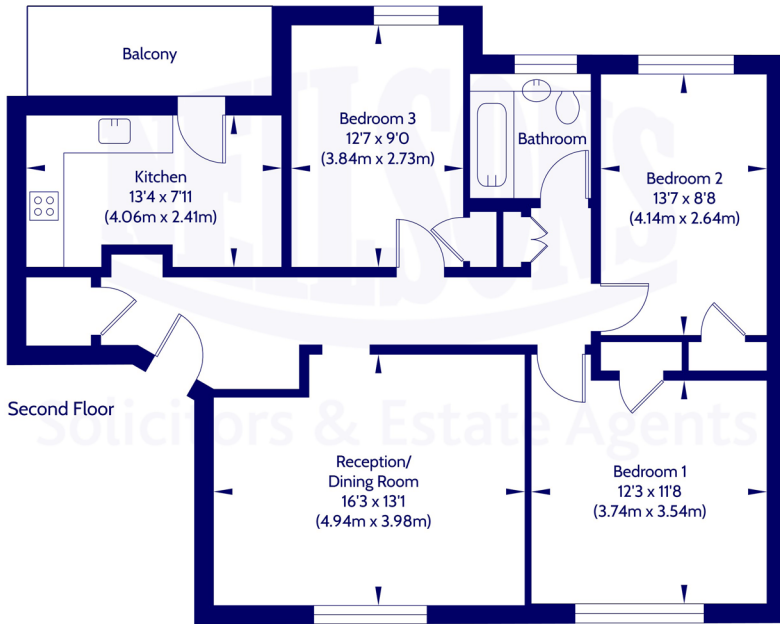




Location

Waverley Crescent forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Bus services operate in the area and link to Edinburgh's City Centre and surrounding districts. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Coop, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24-hour Tesco. Straiton Retail Park is also within close proximity and provides many high street shops and services with a 24-hour Asda supermarket and Ikea store. 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 park, Broomieknowe and Melville golf courses are also within easy reach of the property.





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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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