










Fixed Price

£350,000

64 Waverley Crescent

Bonnyrigg | Midlothian | EH19 3BW

This substantial, extensively extended semi-detached villa with ground floor self-contained annex, forms part of the popular Waverley estate of Bonnyrigg, well positioned for ease of access to excellent amenities, superb transport links and reputable schooling.

-  4 Bedroom
-  3 Public room
-  3 Bathroom & WC
-  Private Gardens
-  Driveway
-  EPC Rating -D
-  Council Tax Band - C



Description

This unique home which is located over three floors, offers fantastic, flexible family accommodation, stretching to over 1800 sq feet and benefiting from sizeable private gardens including a sunny south-facing rear garden with garden room together with a driveway to front providing valuable off-street parking for up to two cars. The well presented and stylish property is a must see to be fully appreciated and comprises; entrance hallway with good storage provisions with useful two piece WC apartment off. There is an attractive lounge with French doors leading to the sizeable open plan family/diningroom/kitchen with pleasant aspect over the rear garden. The kitchen/breakfast room is fitted with a range of modern wall and base units with complementary worktops incorporating the Range cooker and breakfast bar. Located off the hallway is a cleverly designed self-contained annex, ideal for elderly parents or an older child, with sittingroom, double bedroom and bathroom. A carpeted staircase leads to the 1st floor landing which in turn leads to two further double bedrooms, a study/dressingroom together with the luxury 4-piece family bathroom. A further staircase leads to the top floor with a generous principal bedroom with en-suite shower room. Further benefits include double glazing together with a communal gas central heating system.

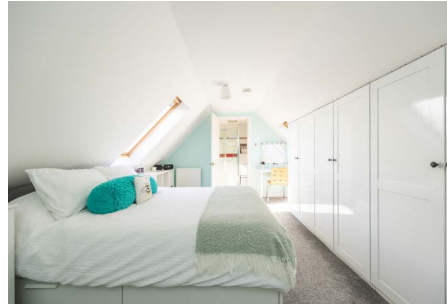


Extras

All the fitted floor coverings, light fittings will be included in the sale together with the Range cooker, American fridge freezer, washing machine and dishwasher.

Gardens and parking

The property boasts generous gardens surrounding the front, side, and rear, offering ample outdoor space for various activities and relaxation. The front garden is laid to lawn, creating a welcoming and well-kept appearance, while the paved driveway to the side provides convenient off-street parking for two cars, making it ideal for homeowners and guests alike. The sunny, south-facing rear garden is a standout feature, providing a delightful, private space perfect for outdoor dining, gardening, or simply relaxing in the sun. This area also includes a modern garden room, fully equipped with power, offering a versatile space that could serve as a home office, studio, or additional entertainment area. The combination of spacious gardens and practical outdoor features enhances the overall appeal of the property, creating a perfect setting for family life or entertaining.



Viewing

By appointment with Neilsons on 0131 625 2222.





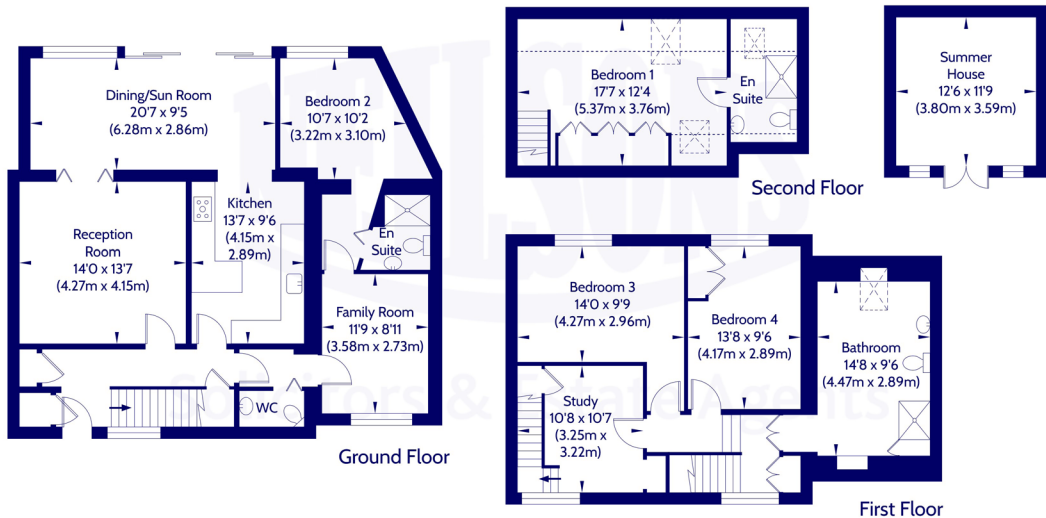
Location

Waverley Crescent is situated within the established and sought after Midlothian town of Bonnyrigg, some 8 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. 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 park, 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.





Approx. Gross Internal Floor Area 182.07 Sq M / 1959 Sq Ft.



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.



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



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