



53 Waverley Road, Bonnyrigg, EH19 3BT

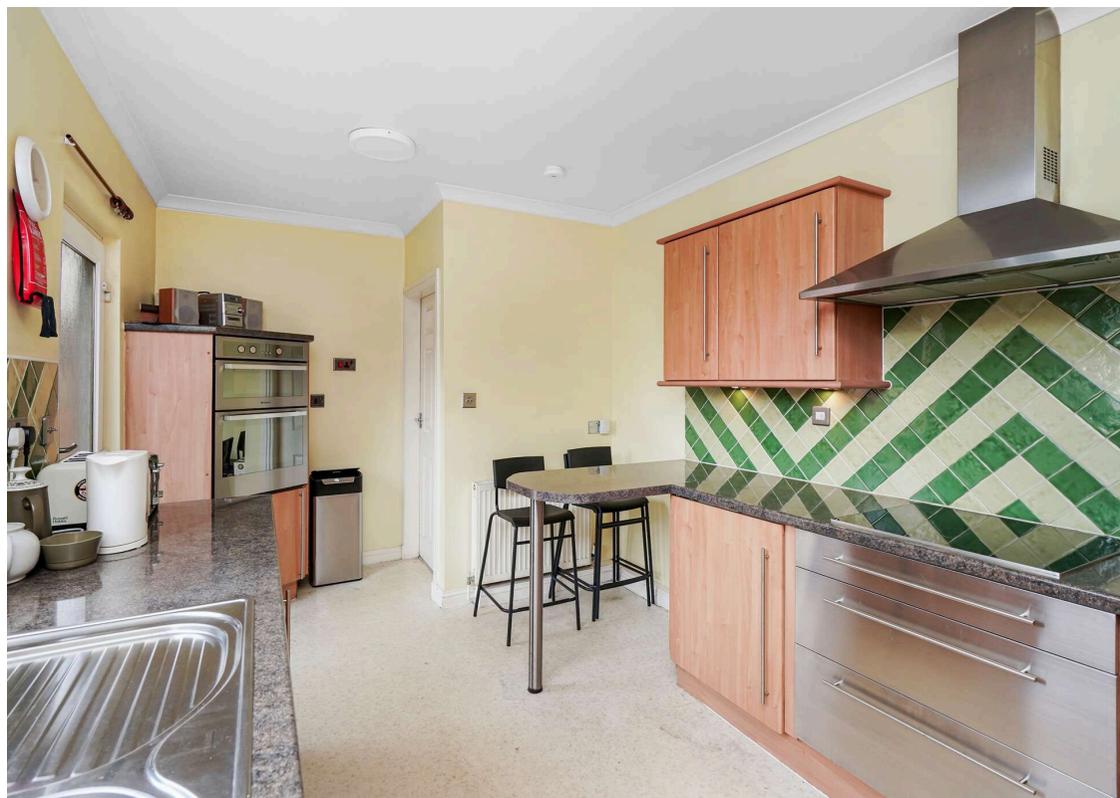


## Welcome

Welcome to Waverley Road, situated within a popular residential area of Bonnyrigg, this attractive three-bedroom semi-detached villa offers generous accommodation set on a sizeable plot, with private gardens, tandem garage, driveway parking with additional on-street parking available. This well-proportioned property presents an excellent opportunity for a range of buyers including families, first-time purchasers and those looking to upsize within this sought-after Midlothian town, close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living room front facing
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic accessed by a fixed ladder
- Private gardens to the front and rear
- Garage
- Parking space with further on street parking available
- Double glazing
- The central heating is believed to be by way of a communal boiler serving the estate which supplies hot water to radiators within the property. Domestic hot water is assumed supplied from the central heating system via the hot water cylinder







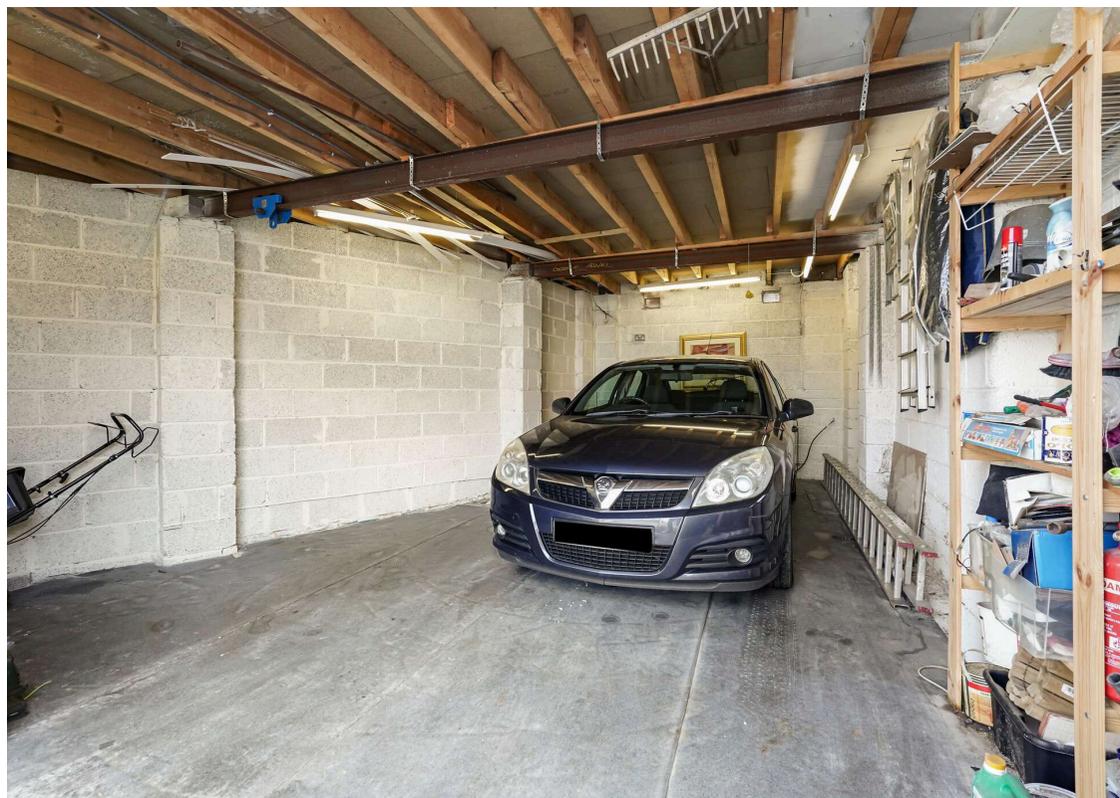
## Bonnyrigg

The popular Midlothian town of Bonnyrigg is conveniently located approximately 8 miles southeast of Edinburgh city centre, offering convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and skate park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted and the integrated appliances. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.





# Get in touch

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 0131 240 3818

Property Hub:

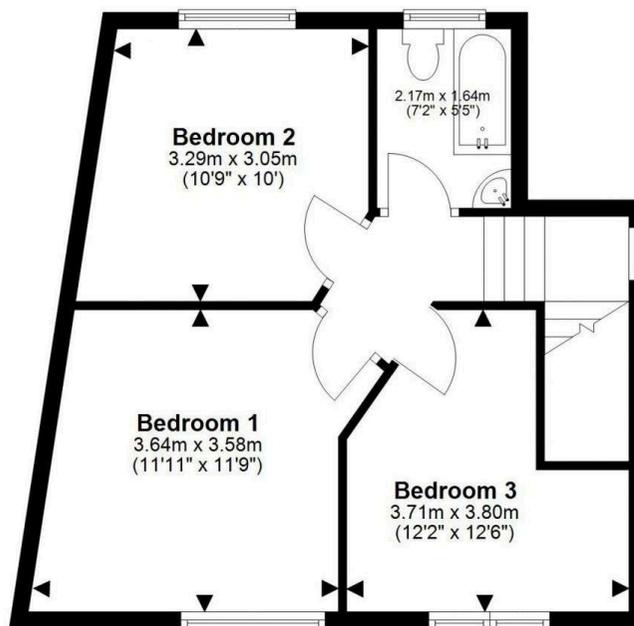
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

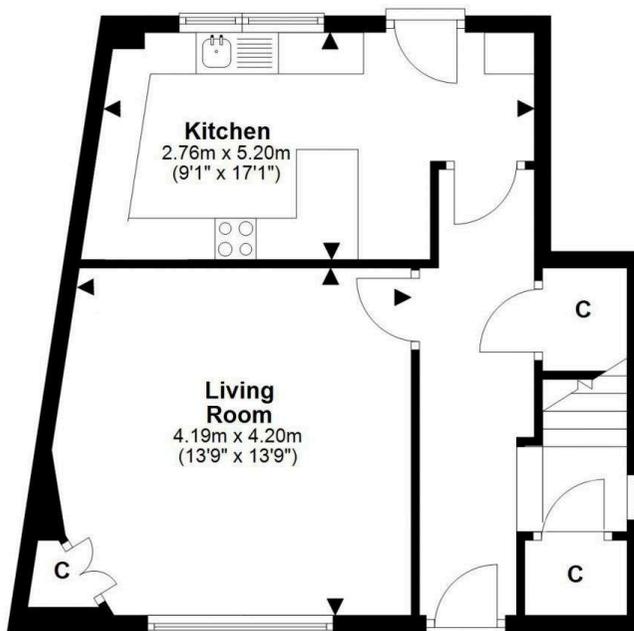
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



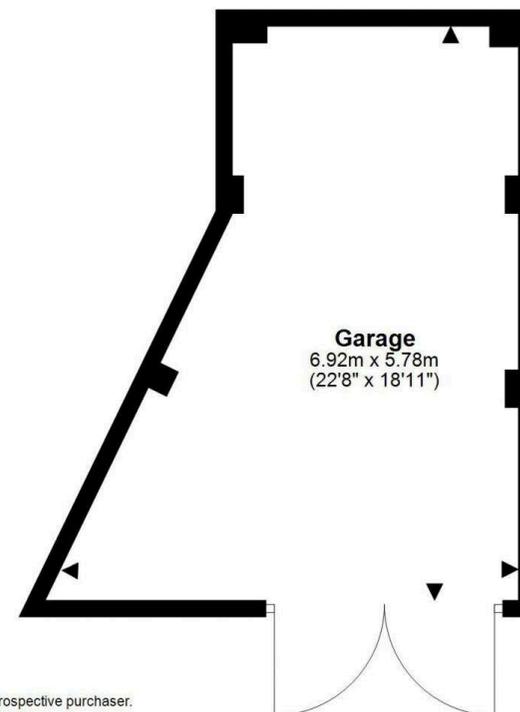
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor



Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.