

8 Waugh Path, Bonnyrigg
EH19 3QE
£140,000



drummondmiller



- Two bed terraced house in need of modernisation
- Living room and separate kitchen/diner
- Two double bedrooms
- Family bathroom
- Gas central heating and double glazing
- Private garden space and separate garage
- EPC D

Description

This two-bedroom terraced house offers a fantastic opportunity for buyers looking to add their own stamp. The property comprises a bright living room, a spacious kitchen diner, and a family bathroom.

While the home is in need of modernisation, it presents excellent potential to create a stylish and comfortable residence, whether as a first home, family property, or investment.

Externally, the property benefits from private front and back garden space, along with a separate garage, adding to its appeal. On-street parking is also available.





Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

Gardens and Driveway

The property benefits from private front and back garden space and a separate garage.

Location

Bonnyrigg is a popular Midlothian town situated around 8 miles southeast of Edinburgh, making it ideal for commuters who want quick access to the city while enjoying a more peaceful setting. The town benefits from excellent local amenities including shops, supermarkets, cafés, and restaurants, as well as well-regarded primary and secondary schools. Outdoor enthusiasts are well served with nearby parks, golf courses, and scenic countryside walks, while the larger retail and leisure facilities of Dalkeith and Straiton Retail Park are just a short drive away. Bonnyrigg is well connected by frequent bus services and the nearby Eskbank rail station, providing direct links to Edinburgh Waverley, and the City Bypass is easily accessible for travel throughout the central belt.

Extras

Carpets, blinds and the cooker and washing machine are included in the sale price.

Valuation

The property has been valued by surveyors at £150,000 and the home report is available via the ESPC website.

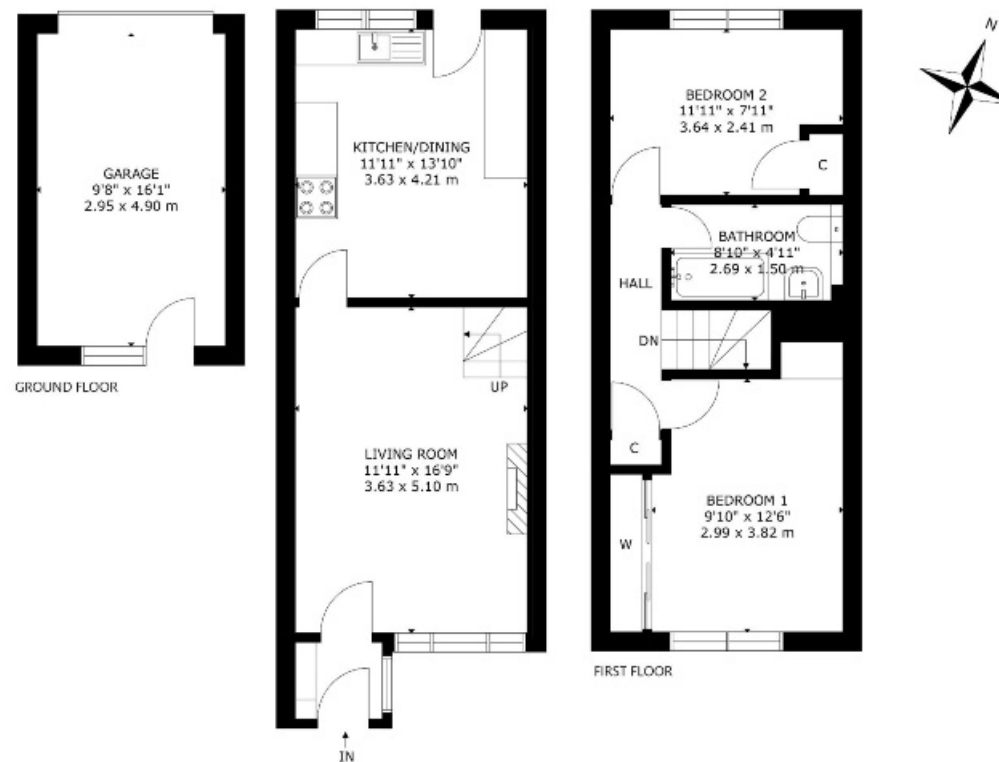
Council Tax and EPC

8 Waugh Path lies in Council Tax D and has an EPC D rating.

Viewing

To view telephone agents on 0131 229 3399





8 WAUGH PATH, BONNYRIGG, EDINBURGH, EH19 3QE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 746 SQ FT / 69 SQ M
GARAGE 156 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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