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Offers Over  
**£150,000**

# 135 Waverley Crescent

Bonnyrigg | Midlothian | EH19 3BP

This exceptionally spacious three-bedroom ground floor flat with private front and rear garden is quietly positioned within a well-regarded residential district of Bonnyrigg, within easy reach of the town centre, superb commuting links and reputable schooling. The property offers a fantastic opportunity for a wide range of buyers, including first-time purchasers, young families, and buy-to-let investors.

-  3 Bedrooms
-  1 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – E
-  Council Tax Band - B



virtually staged by **HOMELii**

## Description

The bright and spacious accommodation comprises; welcoming hallway with useful storage provisions. There is a well-proportioned reception room located to the front with pleasant open outlook. The rear facing modern kitchen is fitted with ample wall and base units, built-in hob/oven/hood with further appliances included. A part-glazed UPVC door leads to the private rear garden. All three double bedrooms are generously sized and provide useful built-in storage. Lastly, the modern bathroom is fitted with a white three piece suite with Rainfall dual shower unit over bath. Further benefits include interlinked smoke and heat detectors, double glazing and a communal central heating system.

*Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Gardens and parking

There is a private garden situated to the front of the property with lawn and small fenced border and located to the rear is a further good sized private garden, with paved patio, lawn, garden shed and bin store.

## Viewing

By appointment with Neilsons on 0131 625 2222.





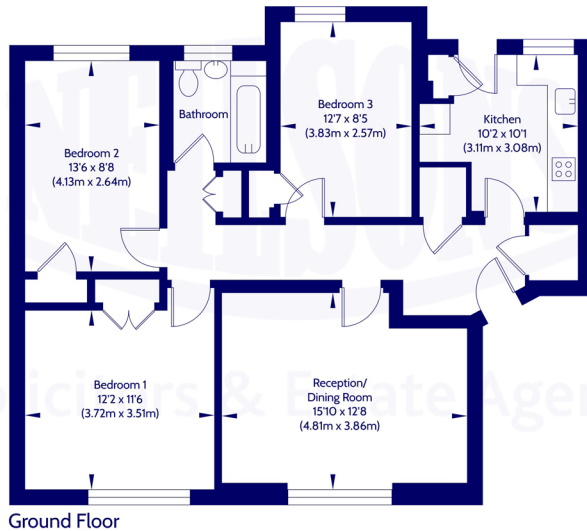
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## Location

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 85 Sq M / 911 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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