





Welcome

Welcome to 167 Waverley Crescent. Looking for your first property, an investment opportunity, or a spacious family home, then look no further. McDougall McQueen are delighted to present to the market this superbly spacious three-bedroom top (2nd) floor flat in the popular Midlothian town of Bonnyrigg. Situated in a popular residential area close to the town centre, this property is ideal for first time buyers, young families, and property investors alike. The town provides a host of local shopping, restaurants, and hostels. With Eskbank Train Station nearby, an excellent bus service, and Scotland's Road Network on its doorstep, Bonnyrigg is the ideal choice for commuters. The property is presented in excellent condition throughout providing turnkey accommodation.

- Superb location in a very popular residential area
- Communal entrance with clean and well-kept communal stairs
- Entrance hallway with storage
- Spacious living and dining room with window to the front
- Modern fitted kitchen with a range of base and wall units, stardust worktops and splashbacks, electric ceramic hob, glass splashback, oven, extractor, washing machine and fridge freezer
- Balcony accessed via the kitchen with ample space for seating
- Lovely, fitted bathroom with three-piece white suite with electric shower over the bath, wc and sink with vanity unit
- Main bedroom with front facing window and built-in storage
- Double bedroom two with rear facing window and built-in storage
- Double bedroom three with rear facing window and built-in storage
- Double glazing and economical communal central heating and hot water
- Own private rear garden grounds







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well placed to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks and postal services in the surrounding towns, and a Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnauld also nearby. Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks and for the more energetic, Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated, free-standing white goods or other movable items included in the sale and they are deemed sold as seen. Other items may be included by negotiation.



Get in touch

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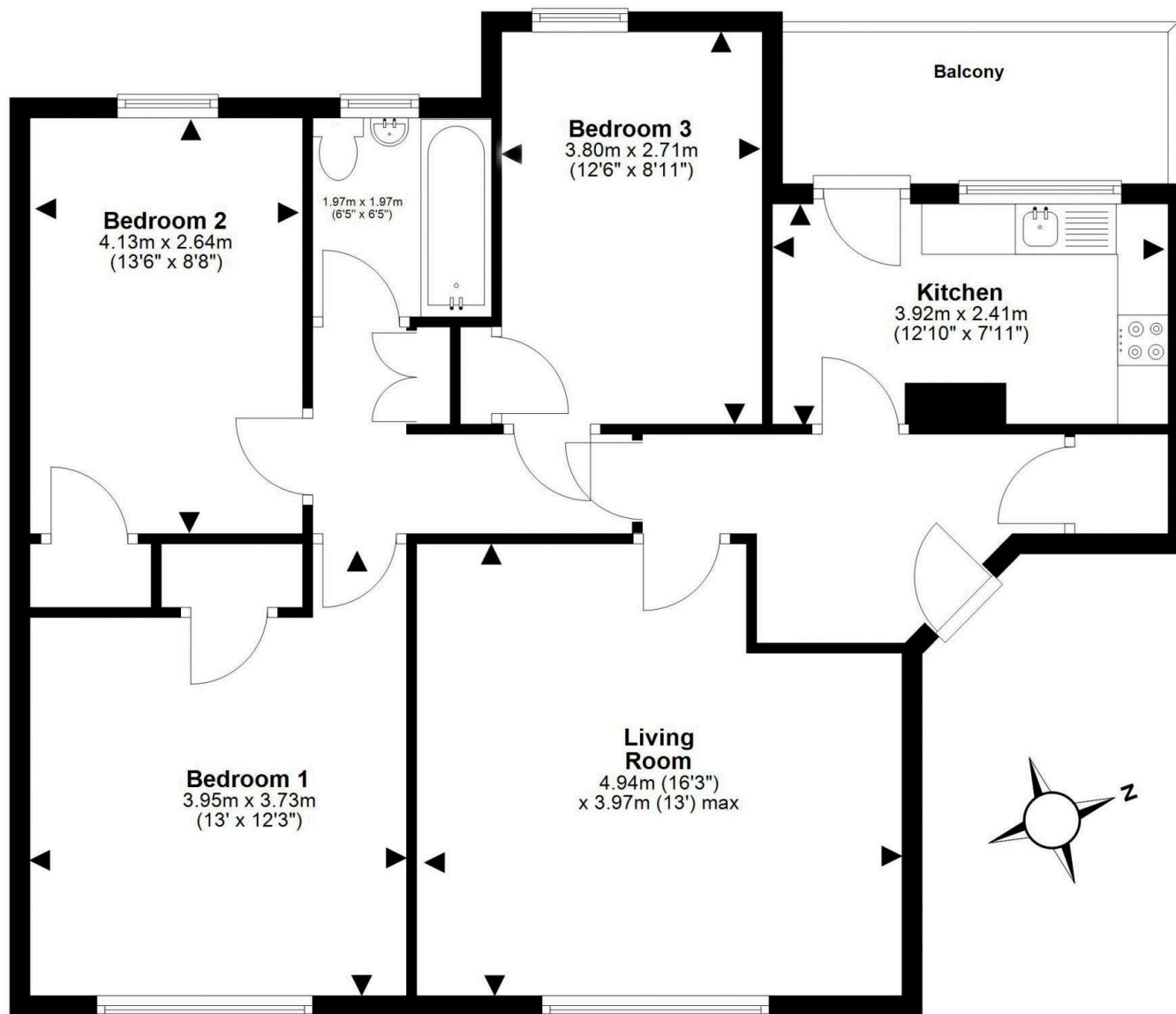
Bruntsfield Office:

103-105 Bruntsfield Place,
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CHARTERED FIRM

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.



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.