

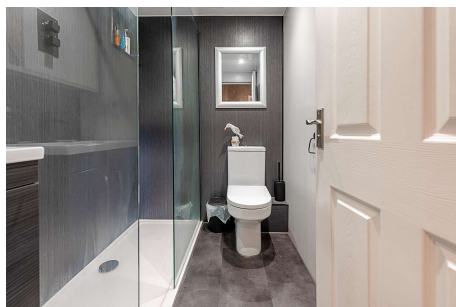


99 Waverley Crescent, Bonnyrigg, EH19 3BN

Beautifully presented throughout and enjoying a peaceful setting within one of Bonnyrigg's most established residential areas, this exceptional three-bedroom semi-detached home offers an outstanding combination of stylish interiors, versatile living space, and beautifully landscaped gardens.

Lovingly maintained and thoughtfully enhanced by the current owners, the property effortlessly blends modern comfort with elegant design, creating a home equally suited to everyday family life and entertaining.

The accommodation offers a generous living room, a beautifully appointed kitchen opening into an impressive sun room, three well-proportioned bedrooms, a contemporary family bathroom, and a separate upstairs shower room. Further benefits include community district heating, double glazing, a generous double driveway, and magnificent front and rear gardens that provide an exceptional outdoor setting rarely found in similar homes.



Offers Over £300,000

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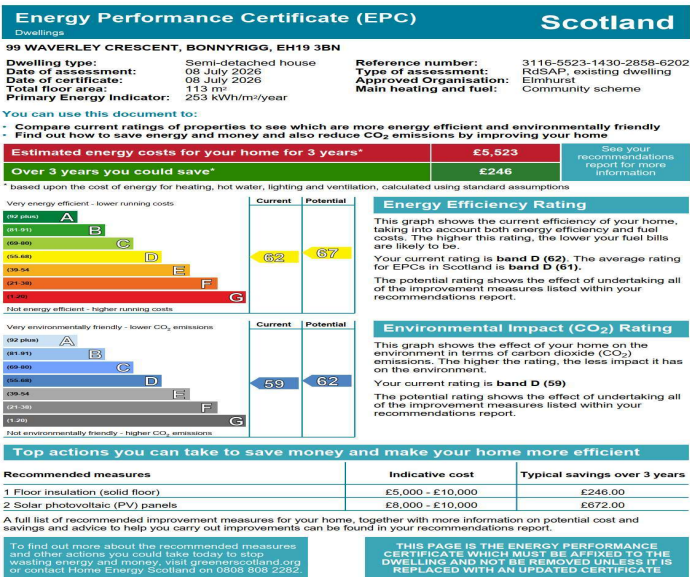
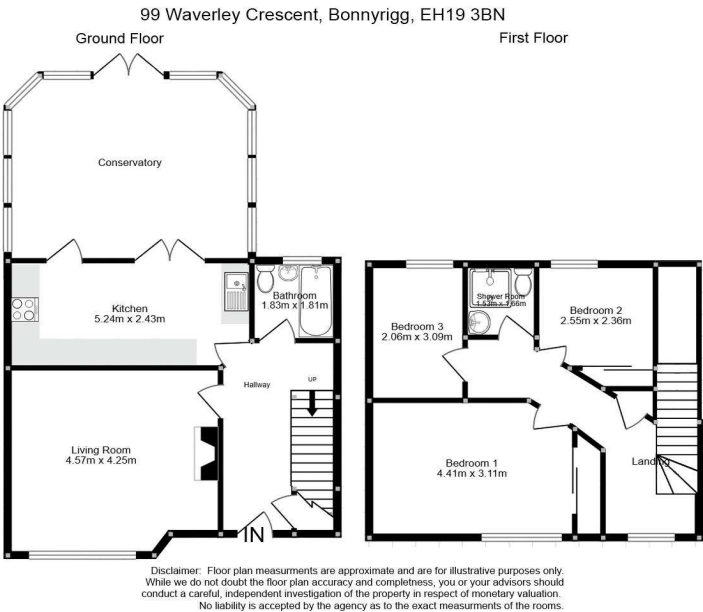
Property

The property is entered via a bright and welcoming hallway, creating an immediate sense of warmth and quality. Beautifully maintained throughout, the accommodation has been thoughtfully updated, with tasteful décor and high-quality finishes that continue from room to room. The living room is a wonderfully bright and spacious reception area, beautifully finished with high-gloss wood-effect flooring that enhances the contemporary feel of the room. A stylish electric fireplace creates an attractive focal point; the generous proportions allow for a variety of furniture arrangements, making it equally suited to relaxing evenings or entertaining family and friends. The kitchen is undoubtedly one of the highlights of the home. Beautifully designed in a timeless shaker style, it combines elegant cabinetry with generous solid wood worktops to create a space that is both practical and visually striking. Colourful feature tiling extends across both sides of the kitchen, adding individuality and character, while integrated appliances and excellent storage cater effortlessly for modern family life. Rather than simply leading into the extension, the wide opening creates a wonderful sense of openness, allowing the two spaces to flow naturally together. The sun room becomes a true extension of the home, providing an exceptional additional sitting and dining area flooded with natural light and offering uninterrupted views across the beautifully landscaped garden. It is an outstanding entertaining space that can be enjoyed throughout the seasons. The family bathroom is well-appointed and finished in a contemporary style, while upstairs the property offers three generously proportioned bedrooms and a modern shower room.

The principal and second bedrooms both benefit from built-in wardrobes, with all three rooms enjoying bright aspects and flexible accommodation for family living or home working.

Outside

The rear garden is undoubtedly the property's defining feature. Expertly landscaped and meticulously maintained, it has been thoughtfully designed to create a series of individual outdoor spaces that blend beautifully together while remaining remarkably easy to maintain. A generous entertaining area provides the perfect setting for summer dining beneath an attractive timber pergola, while the sun room opens seamlessly onto the garden, reinforcing the excellent indoor-outdoor connection. Beyond this, a tranquil Zen-inspired garden centres around an ornamental pond, creating a peaceful retreat surrounded by carefully chosen planting and decorative stonework. A dedicated vegetable growing area offers an opportunity for home gardening, while a secluded seating area nestled amongst mature planting provides another inviting spot to unwind. Complete with feature lighting, this charming corner transforms beautifully during the evening, creating an atmosphere that is every bit as enjoyable after sunset as it is during the day. The garden continues to impress with mature shrubs, decorative borders and thoughtfully arranged pathways, ensuring colour, texture and interest throughout the seasons while retaining a strong sense of privacy. Further benefits include a double-width driveway providing generous off-street parking, and a well-maintained front garden that complements the property's attractive kerb appeal.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.