



Solicitors & Estate Agents










Offers Over
£165,000

27 Waverley Road

Bonnyrigg | Midlothian | EH19 3BS

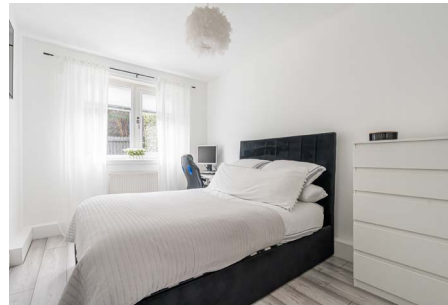
immaculately presented and fully modernised throughout, this exceptional ground floor flat offers a true turn-key opportunity, finished to a particularly high standard in every room. benefiting from private off-street parking and a beautifully landscaped rear garden, the property is ideally suited to first-time buyers, professionals, or young families seeking stylish and low-maintenance living.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Landscaped Rear Garden
-  EPC Rating – E
-  Council Tax Band - B



Description

The accommodation opens into a welcoming hallway featuring contemporary tiled flooring and useful built-in storage. The quality tiled finish flows seamlessly through to the front-aspect reception room, creating a cohesive and modern feel. This impressive living space has been thoughtfully designed to a high specification, complete with a striking media wall incorporating an integrated electric fire and decorative wood panelling, forming a stylish focal point. The kitchen has been finished to an excellent standard, showcasing sleek soft-grey wall and base units, integrated appliances, and tiling to splash areas. Modern black fixtures and fittings provide a contemporary contrast, resulting in a refined and cohesive design that is both practical and visually appealing. There are three well-proportioned double bedrooms, each presented in immaculate condition. Two bedrooms are positioned to the rear of the property, both offering generous proportions and built-in storage, with one featuring laminate flooring. The third double bedroom is finished in crisp white tones and also benefits from integrated storage, maintaining the high standard evident throughout the home. The bathroom is fitted with a white suite comprising a wash hand basin with vanity storage, WC, heated towel rail, and a glass shower cubicle with thermostatic shower, providing a functional and well-presented space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property continues to impress. A private driveway to the front provides convenient off-street parking. To the rear, the enclosed garden has been professionally landscaped to create a low-maintenance outdoor space, complete with a patio area and artificial turf, ideal for relaxing or entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.



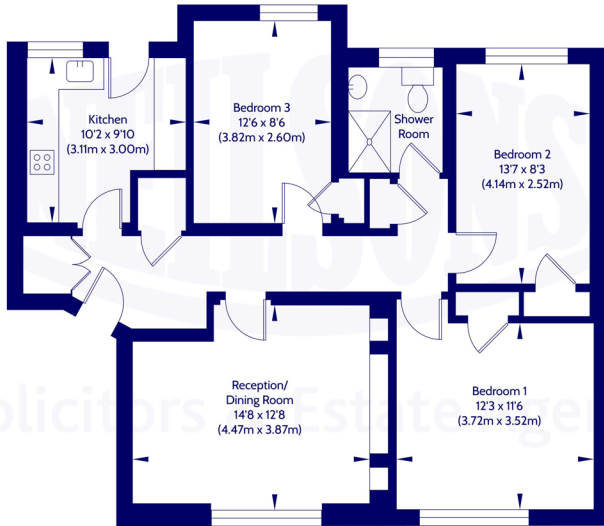


Location

Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers 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.



Approx. Gross Internal Floor Area 84 Sq M / 902 Sq Ft.



Ground Floor

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.



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