



20 Waugh Path, Bonnyrigg, Midlothian, EH19 3QE



## Welcome

Welcome to 20 Waugh Path, a bright and spacious two-bedroom end-terraced house, within an enviable position, close to highly regarded schooling, and within walking distance of local shopping and public transport links, in the ever-popular town of Bonnyrigg Midlothian. The property has been upgraded and maintained by its current owners throughout the years offering purchasers turn-key accommodation. There are private garden grounds to the front and rear, and the property benefits from a garage with light and power, double glazing, and gas central heating. Given its superb location, it is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment.

Entrance porch

- Living room with front facing window, stairs to the upper level, and living flame gas fire with feature fire surround
- Large dining kitchen, with a range of fitted units, worktops with matching splashbacks, under unit lighting, gas hob, stainless steel splashback, extractor, oven, and integrated washing machine
- Upper hallway with loft access and built-in storage
- Main bedroom with front facing window and built-in double wardrobes
- Double bedroom two with rear facing window, store cupboard, and including free-standing wardrobes
- Family bathroom with three-piece white suite, electric shower, wc, sink, wall mount vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Garage with light and power





## 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, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst 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

All floor coverings, light fittings, blinds where fitted, integrated appliances, wardrobes in bedroom two, and garden patio furniture. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and are subject to offer.



# Get in touch

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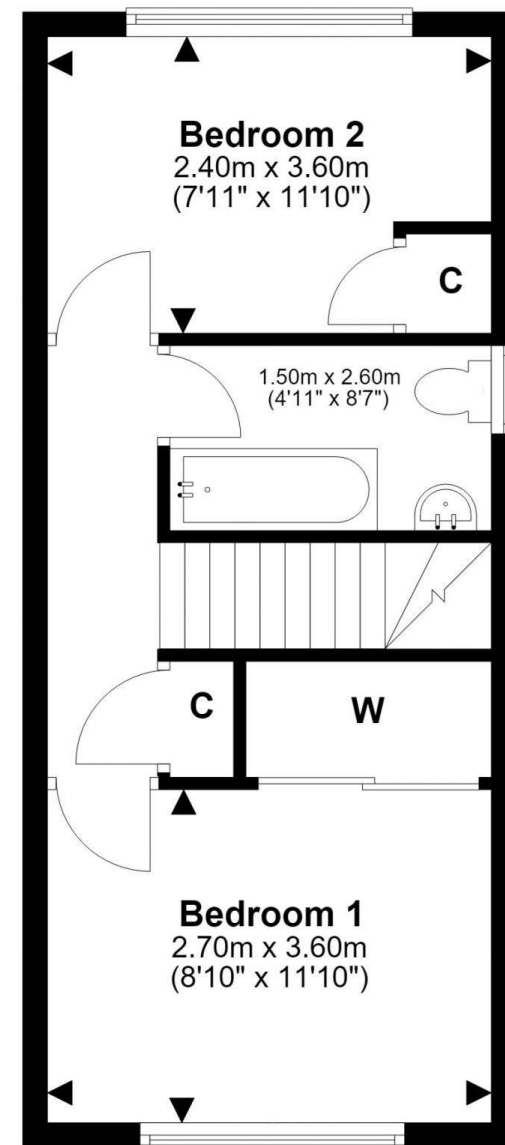
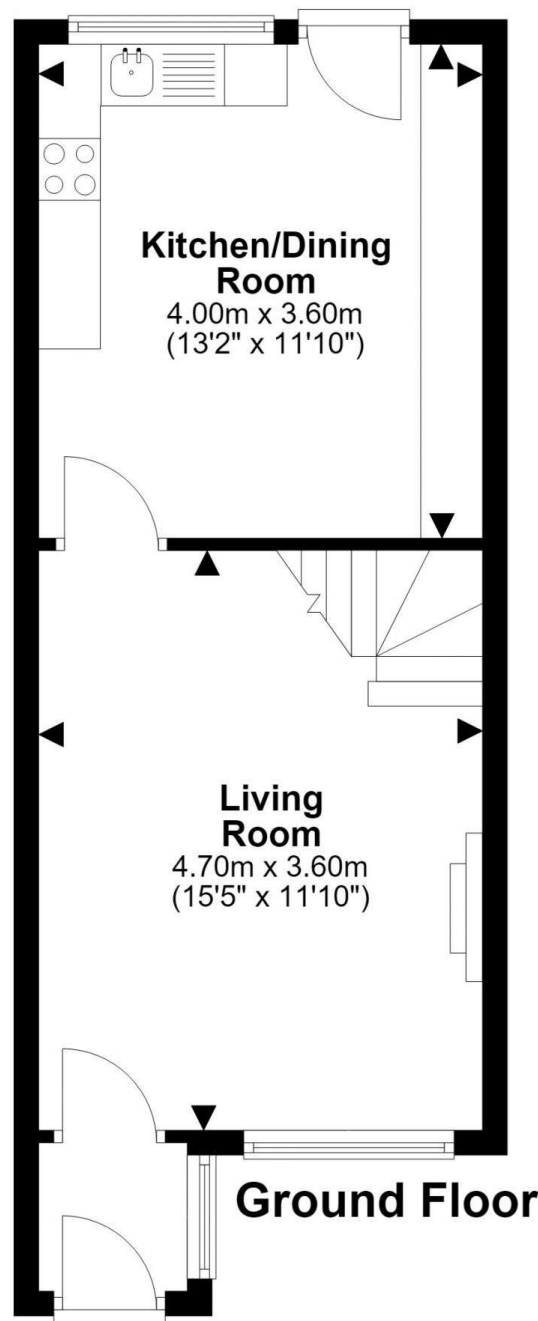
Bruntsfield Office:

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.