










Offers Over

£190,000

25 Waugh Path

Bonnyrigg | Midlothian | EH19 3QE

Lovely two-bedroom end-terraced villa, quietly positioned within the ever-popular Midlothian town of Bonnyrigg. Benefitting from a single garage and private gardens, and ideally located close to excellent amenities and transport links, the property is perfectly suited to first-time buyers, young families, and professionals alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Lock-up garage
-  EPC Band - D
-  Council Tax Band - D



Description

The property opens with a welcoming entrance porch. The lounge is a bright and airy front-facing space, providing a comfortable setting for both relaxing and entertaining, and features an open staircase leading to the upper level. The stylish, well-appointed kitchen has been upgraded in November 2025 and is fitted with a range of integrated white goods. It is complemented by tiling in splash areas for easy upkeep and finished with modern gloss white units. Upstairs, the landing provides access to a partially floored attic via a Ramsay ladder, offering useful additional storage.

There are two generous double bedrooms. The principal bedroom is front-facing and benefits from an over-stairs cupboard, with ample space for a variety of furniture configurations. The second bedroom is another comfortable double with a rear outlook, featuring a cupboard and further space for freestanding furniture. The bathroom is sleek and well-maintained, fitted with a shower over bath, partial tiling, and a heated towel rail.

Further benefits include gas central heating and double glazing



Gardens & Parking

Externally, the property benefits from a front garden laid to lawn with chipstone sections. A side path and gate lead to a good-sized split-level rear garden, designed for low maintenance while offering excellent potential for further landscaping. A single lock-up garage provides additional storage or parking, with further unrestricted on-street parking available for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





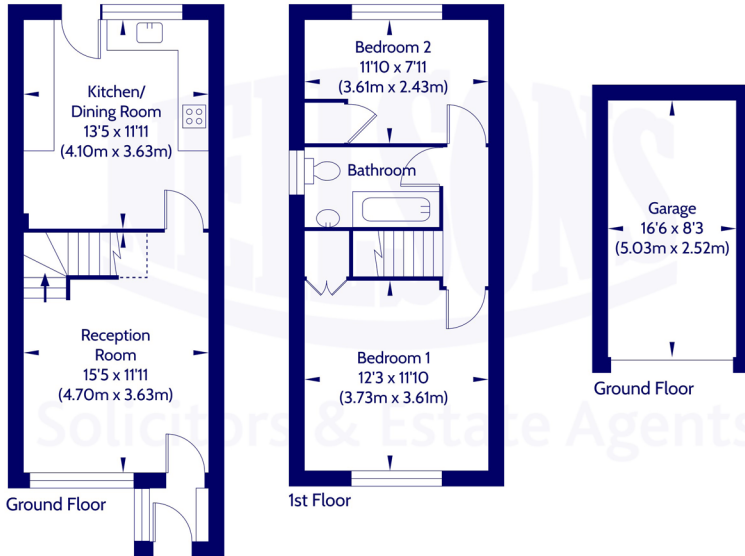
Location

Wagh Path 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 66 Sq M / 706 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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- [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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