



36 Castell Maynes Crescent
BONNYRIGG | MIDLOTHIAN | EH19 3RU


warners
solicitors & estate agents



36 Castell Maynes Crescent

BONNYRIGG | MIDLOTHIAN | EH19 3RU

Nestled on a quiet street in the heart of a manicured, modern development in sought-after Bonnyrigg is this immaculately presented terraced house. Moments from excellent amenities, quick transport links, highly regarded local schools and vast open green spaces, the property boasts ample resident's parking, a new shower room and a private, exquisitely landscaped rear garden and would make an ideal buy in a tranquil, yet well-connected location. Internally, the accommodation is finished to a high standard, with bright, well-designed living spaces tailored to modern lifestyles.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with French doors leading into the rear garden, a contemporary kitchen with attractive units, a useful W/C cloakroom and following up a carpeted staircase the upper level enjoys access to the partially floored loft with Ramsay ladder, shelved cupboard, two well-proportioned double bedrooms (both with built-in wardrobes), a third single bedroom or ideal home office or nursery (also with built-in wardrobes) and the home is completed by a stylish new shower room. Externally the fully enclosed south-west facing rear garden has recently been fully landscaped to an impeccable standard and is a low maintenance haven with artificial turf and a paved section ideal for al fresco dining.

- Modern terraced house in quiet estate
- Heart of Bonnyrigg location
- Private recently landscaped garden and resident's parking
- Welcoming hallway
- Bright lounge and a contemporary kitchen
- Three bedrooms
- Stylish shower room and a W/C

Energy Rating B. Council Tax band D.

Included in the sale will be all blinds, all curtain poles & curtains, all lampshades except living room, washing machine, all integrated appliances, TV brackets (Living room and main bedroom).

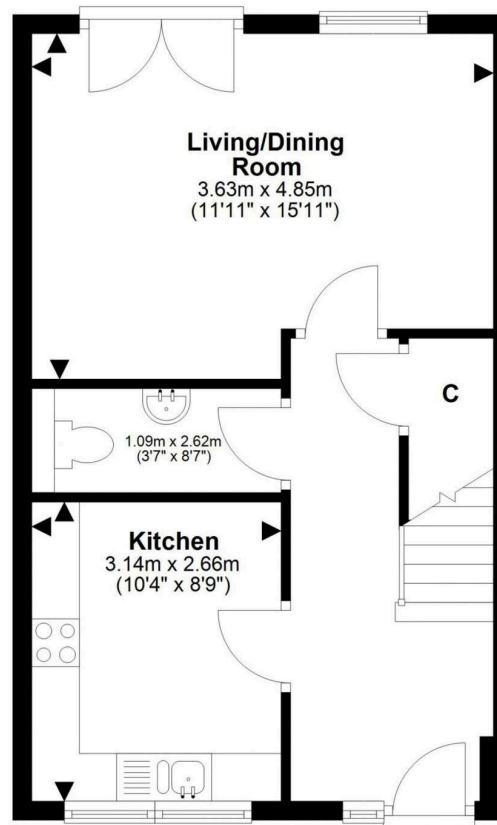
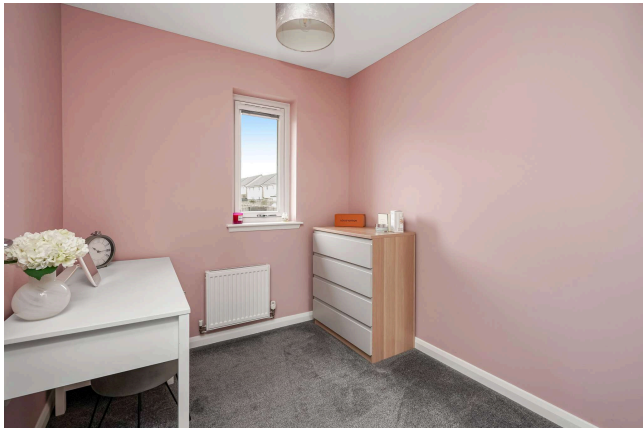
Factor fees of £25.66 per month.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

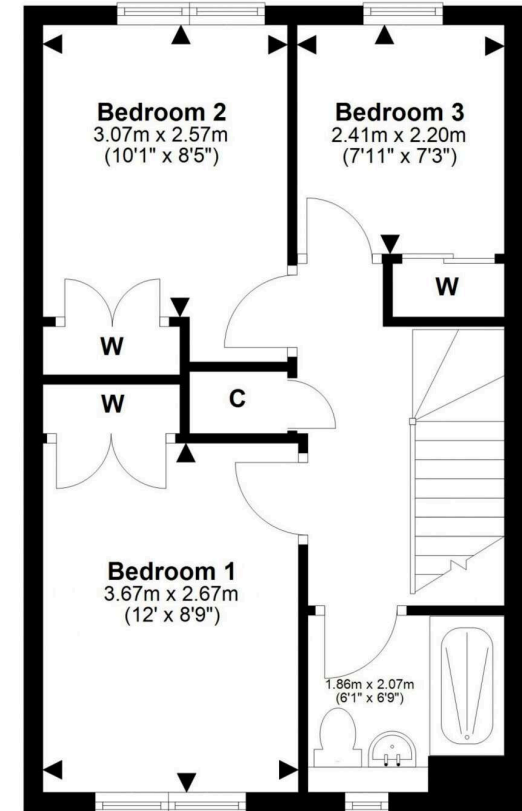


The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is an excellent range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





Ground Floor



First Floor



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.