



Offers Over

£170,000

24 Waugh Path

Bonnyrigg | Midlothian | EH19 3QE

This spacious and bright terraced villa with private gardens and lock-up garage, is quietly situated within a pleasant setting close to a host of fantastic local amenities, schooling and transport links. The property which would now benefit from modernisation provides fantastic potential to create a fine home.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Garage
-  Private gardens
-  EPC Rating – C
-  Council Tax Band – D



Description

The accommodation in brief comprises; welcoming entrance porch, generously proportioned reception room, fitted kitchen with ample space for dining table/chairs and door leading to the private garden, light and airy principal bedroom with mirrored fitted wardrobes, second well proportioned bedroom with fitted wardrobes and shower room with walk-in shower. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated oven and integrated hob.

Gardens & Garage

To the front of the property lies a beautifully maintained private garden mainly laid to lawn with path leading to the front entrance. To the rear, there is a private garden laid with patio for ease of maintenance, a rear gate provides access to the single lock-up garage. On-street parking can be found within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

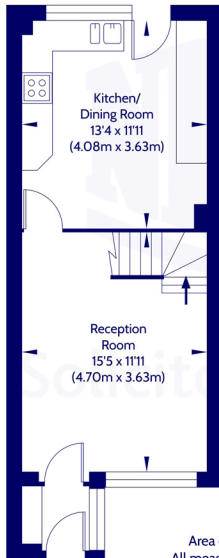
Waugh Path is quietly situated within the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent 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 from nursery to secondary level.



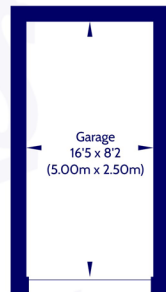
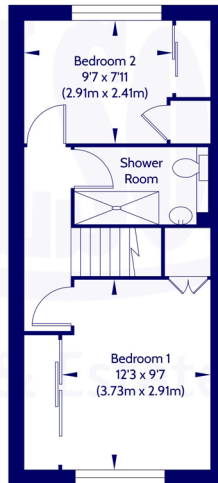


Approx. Gross Internal Floor Area 66 Sq M / 713 Sq Ft.

Ground Floor



1st 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

