



Offers Over  
**£190,000**

## 37 Waugh Path

Bonnyrigg | Midlothian | EH19 3QE

This lovely and spacious terraced villa, with private gardens and off-street parking, forms part of a much sought after residential estate in the popular Midlothian town of Bonnyrigg, conveniently positioned within easy access of excellent transport links, good local amenities and reputable schooling.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Private Gardens
- Driveway
- EPC Rating – C
- Council Tax Band - D



## Description

The property is offered to the market in move-in condition ideally suiting the professional person/couple or small family seeking a great home in a popular location. The sizeable accommodation comprises entrance vestibule; main reception room with sunny aspect to the front with open plan staircase leading to the upper hallway. A particularly spacious integrated kitchen/diner is situated to the rear with glazed door leading to the private garden. Fitted with a range of modern wall and base units with complementary work surfaces incorporating the built-in hob/oven/hood with integrated appliances included in the sale. There are two good sized double bedrooms and a modern bathroom with three piece suite with shower unit over the bath. In addition, there is a partially floored attic, accessed via Ramsay ladders providing useful additional storage provisions and further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, dishwasher and washing machine.

## Gardens and Parking

The property benefits from private gardens to the front and rear of the property. The fully enclosed rear garden is a good size and leads to the private off street parking space. Ample parking for visitors is available within the area.

## Viewing

By appointment through Neilsons (0131 625 2222).





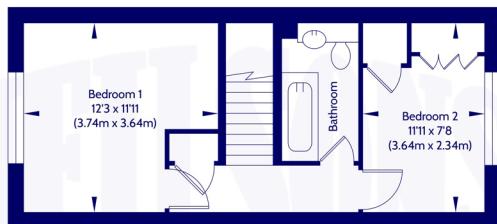
## Location

Waugh Path forms part of a reputable neighbourhood in the sought-after Midlothian town of Bonnryrigg, some eight 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, 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 with Lasswade Primary School within walking distance.

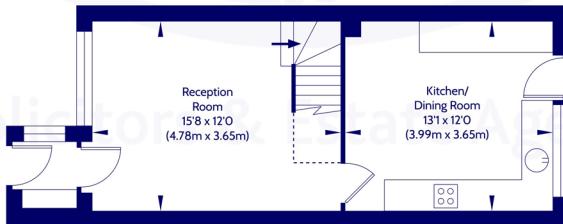




Approx. Gross Internal Floor Area 66 Sq M / 717 Sq Ft.



1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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