

Jardine Phillips
Solicitors • Estate Agents

BONNYRIGG

32 CASTELL MAYNES CRESCENT
EH19 3RU



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EPC RATING: C

OFFERS OVER £245,000

PROPERTY DESCRIPTION

- Hallway with large understairs storage area leading to upper floor with loft access
- Bright, sitting/dining room to the rear with French doors leading to the garden and lots of room for entertaining
- Good sized kitchen with superb range of dove grey matt fitted units & appliances
- Two double bedrooms both with fitted wardrobes
- One single bedroom with fitted wardrobe – currently used as a study
- Modern bathroom with bath with mains shower over, vanity sink unit & wc
- Gas central heating from condensing combi boiler located within the kitchen
- Upvc framed double glazed windows
- Enclosed front garden laid to lawn overlooking communal garden areas – maintained by Scottish Woodlands for £300pa
- Beautifully presented, south facing rear garden with paved patio, raised beds, lawn & shed
- Allocated parking space and free on street parking NHBC Guarantee still valid

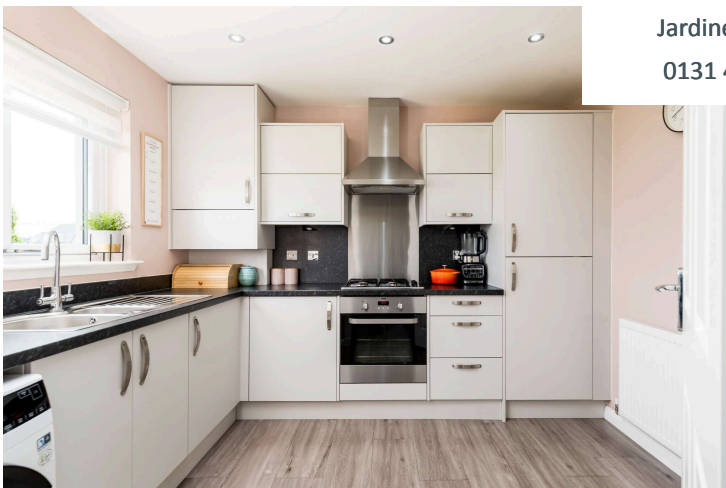


VIEWING

Sun 2-4pm or pls Call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED THREE BED END-TERRACED HOUSE WITH GARDENS IN VIBRANT BONNYRIGG DEVELOPMENT

Located in this ever-popular Midlothian town, this amazing property would make an ideal home for professionals, first time buyers or a young family. It is immaculately presented with a large sitting/dining room, good sized contemporary kitchen, downstairs wc, three upstairs bedrooms (one currently used as a study), a modern bathroom and great gardens front & rear. Perfect for commuters, being a short drive, bus or train ride from Edinburgh city centre, with easy access to local amenities including excellent schooling, shops, supermarkets, parks & leisure facilities.

AREA

Bonnyrigg is located around eight miles to the South of Edinburgh city centre and the property is well placed to take advantage of a good range of local shops, supermarkets & restaurants. More extensive shopping is available in nearby Dalkeith, Straiton Retail Park & Fort Kinnaird. The immediate vicinity lends itself to country walks and there is 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, and the property is in the catchment for Burnbrae & St Mary's RC Primary Schools and Lasswade & St David's RC High Schools, with Jewel & Esk College's Midlothian Campus in nearby 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 & villages. The City

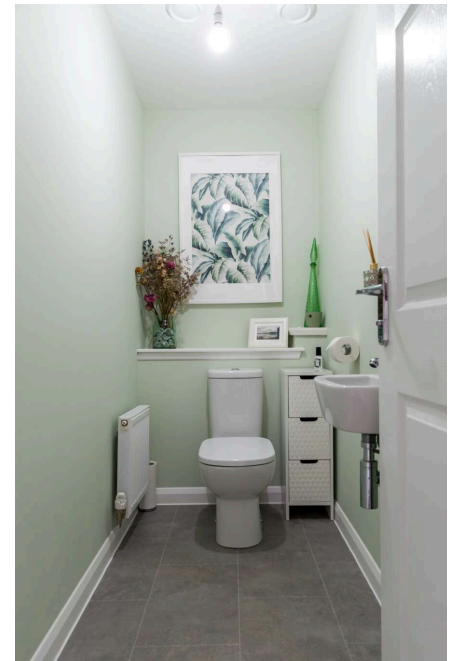
Bypass is also within easy reach and the Borders Rail Line station is only a short drive away

EXTRAS

The blinds, light fittings, gas hob, oven, cooker hood and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£250,000

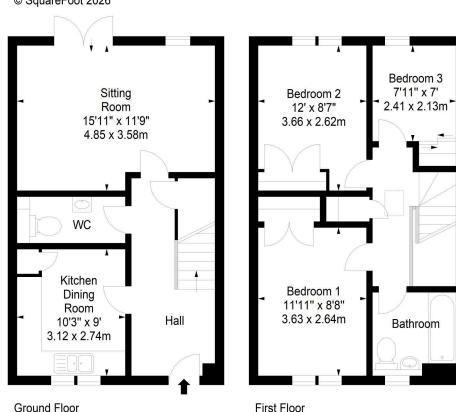


Sitting/dining room	15'11" x 11'9" (4.85 x 3.58m)
Kitchen	10'3" x 9' (3.12 x 2.74m)
Bedroom 1	11'11" x 8'8" (3.63 x 2.64m)
Bedroom 2	12' x 8'7" (3.66 x 2.62m)
Bedroom 3	7'11" x 7' (2.41 x 2.13m)

Castell Maynes Crescent,
Bonnyrigg,
Midlothian, EH19 3RU



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

