



33 Waverley Crescent, Bonnyrigg, EH19 3BJ



Welcome

Welcome to Waverley Crescent, nestled in the heart of Bonnyrigg, this delightful three bedroom extended, semi-detached property offers a perfect blend of comfort, space, and modern living. Ideal for families, first-time buyers, or those seeking a peaceful yet well-connected location. Externally, the property benefits from a mono blocked front garden with a private gated driveway offering off-street parking. The rear garden is a real highlight, featuring a spacious, low-maintenance area perfect for outdoor dining, entertaining, or simply enjoying the sunshine. Located in a popular residential area, Waverley Crescent offers easy access to Bonnyrigg's local amenities, including shops, schools, parks, and transport links. Bonnyrigg itself is a charming town with a strong sense of community, providing a peaceful atmosphere without sacrificing convenience. Edinburgh city centre is just a short drive, train journey or bus ride away, making it ideal for commuters. This well-presented semi-detached property offers an exceptional opportunity for those looking for a spacious and modern family home in a prime Bonnyrigg location. Early viewing is highly recommended.

- Reception hallway with useful storage
- Impressive dining kitchen
- Living room with direct access to the rear garden
- Office and storage area
- Three double bedrooms
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic - option to convert subject to the relevant planning consents
- Gas central heating
- Double glazing
- Private gardens to the front and rear.
- Gated driveway up to three cars
- On street parking





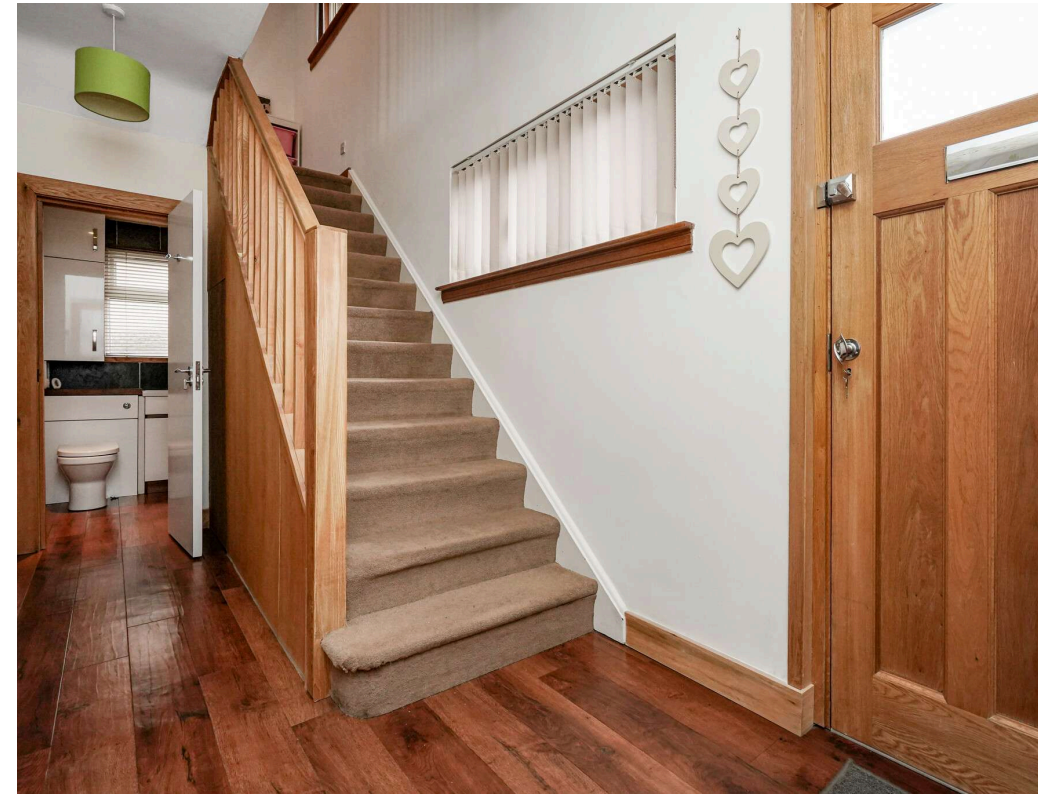


Bonnyrigg

Bonnyrigg is a charming town located just seven miles south of Edinburgh, offering a perfect blend of suburban tranquillity and easy access to the city. Known for its strong sense of community, this picturesque town is a popular choice for families, professionals, and those seeking a quieter lifestyle while still being within easy reach of the hustle and bustle of the capital. The town is well equipped with a wide range of local amenities, including supermarkets, independent shops, cafes, and restaurants, providing everything you need for day-to-day living. Bonnyrigg also boasts excellent primary and secondary schools, making it an ideal location for families with children. For outdoor enthusiasts, there are plenty of parks, green spaces, and scenic walking routes nearby, such as the picturesque local park, or the surrounding Midlothian countryside, perfect for leisurely strolls or more active pursuits. The nearby River Esk offers a peaceful retreat for nature lovers. Bonnyrigg is also well-served by public transport, with frequent bus and train services via the nearby Eskbank to Edinburgh and beyond, making it an ideal location for

Important:

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation. **Agents Note: Please note that although there is planning permission for the alterations to the property - no building control paperwork has been obtained.**





Get in touch

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Property Hub:

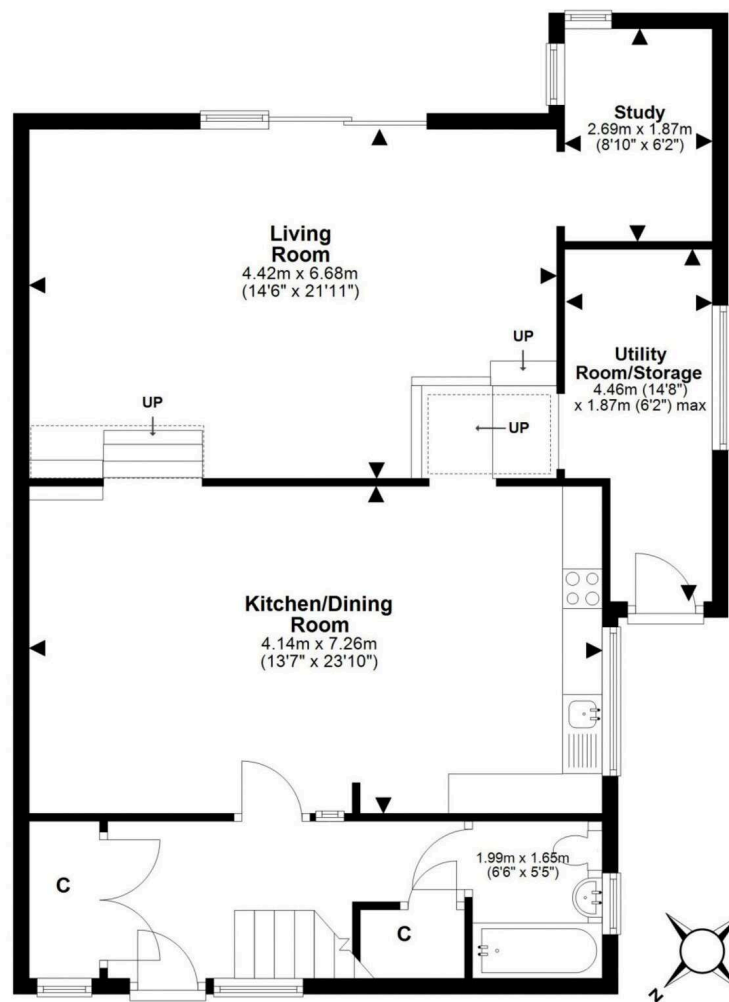
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

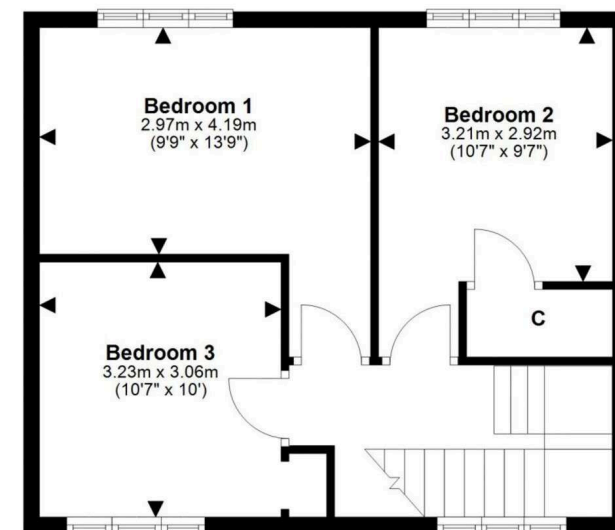
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

