



43 Castell Maynes Crescent
Bonnyrigg, EH19 3RU

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Living Room
- Dining Kitchen
- Four Bedrooms
- Family Wet Room
- En-suite Shower Room
- WC Apartment
- Utility
- Integrated Garage
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating- B



Nestled within a sought-after modern development in Bonnyrigg, this spacious and beautifully presented four-bedroom detached home offers stylish and versatile accommodation—ideal for growing families. The property is perfectly positioned close to a wide range of local amenities, with Straiton Retail Park nearby, offering high street retailers and supermarkets. Bonnyrigg is a popular commuter town with excellent transport links, including regular bus services, Eskbank Train Station, and easy access to the City Bypass. The ground floor comprises a welcoming entrance hallway leading to a bright and generously sized living room. To the rear, a contemporary open-plan kitchen and dining area creates an ideal space for family living and entertaining, with French doors opening directly to the rear garden. A separate utility room and convenient WC complete the lower level. Upstairs, the home boasts four well-proportioned bedrooms. The principal bedroom features a modern en suite shower room and walk-in wardrobe, while the remaining bedrooms are served by a stylish family wet room. A large landing cupboard provides additional storage. Externally, the property benefits from a private rear garden and a driveway to the front, offering off-street parking. An integrated garage provides further storage and flexibility. Additional features include gas central heating and double glazing throughout. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, integrated fridge-freezer, and integrated dishwasher. All included appliances are sold as seen with no warranty provided.





**Castell Maynes Crescent,
Bonnyrigg,
Midlothian, EH19 3RU**



Approx. Gross Internal Area

1548 Sq Ft - 143.81 Sq M

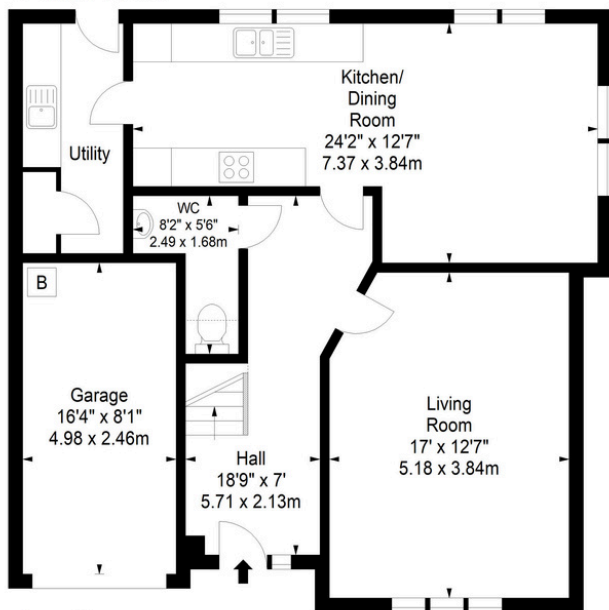
Garage

Approx. Gross Internal Area

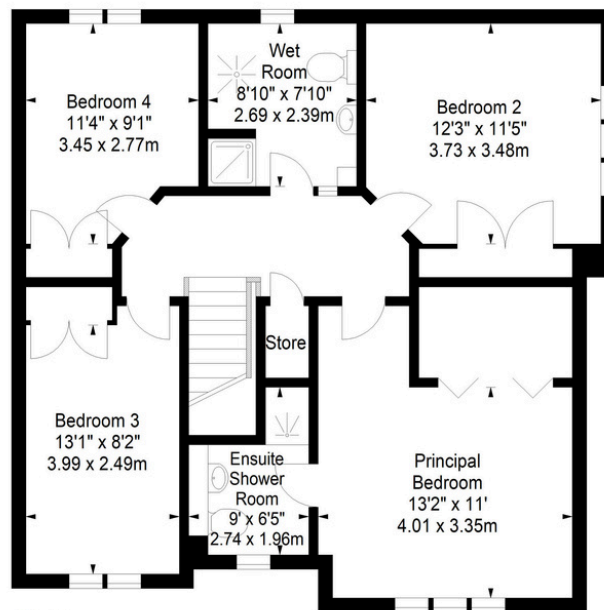
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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