
44
Waverley Crescent
Bonnyrigg
EH19 3BN

Set within the popular area of Waverley Crescent, Bonnyrigg, this beautifully presented three-bedroom semi-detached home offers an exceptional opportunity to acquire a stylish and thoughtfully upgraded family home. Finished to an excellent standard throughout, the property combines contemporary interiors with generous outdoor space, creating a wonderful home for modern family living.

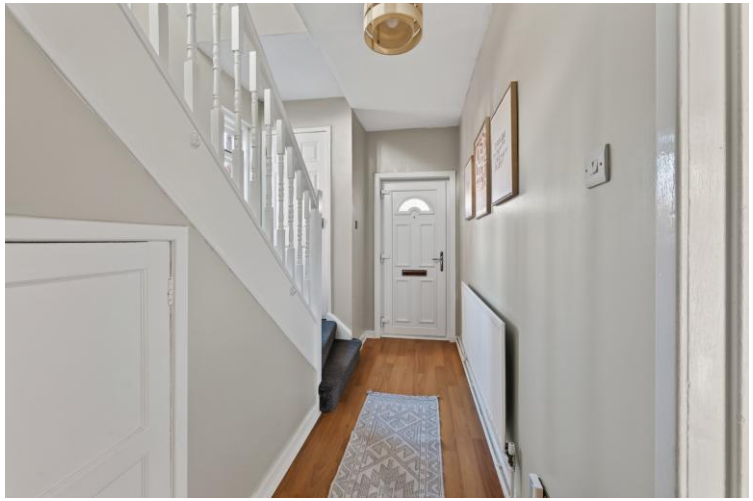
The welcoming entrance leads into a particularly spacious sitting room, where a large front-facing window allows natural light to pour into the room. Decorative wall panelling adds both character and warmth, while the generous proportions provide an inviting setting for everyday family life, relaxing and entertaining alike.

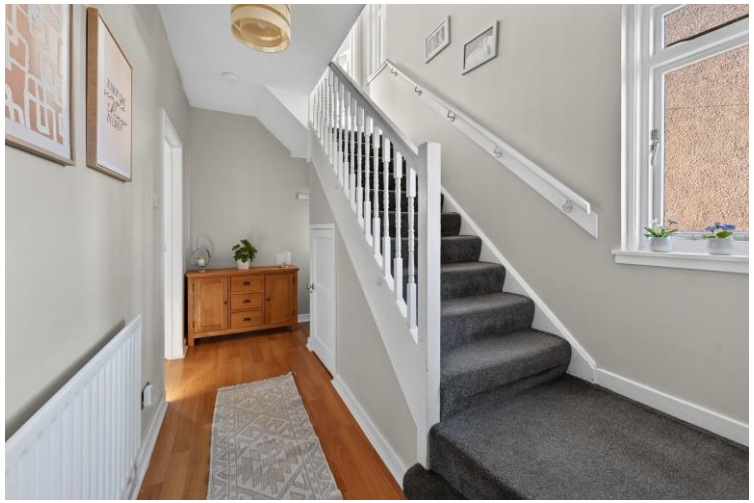
Undoubtedly the heart of the home, the impressive contemporary kitchen has been carefully designed with both style and practicality in mind. Fitted with an attractive range of shaker-style units, extensive worktop space, breakfast bar seating and space for freestanding appliances, it offers the perfect environment for cooking, dining and socialising. A useful rear hallway with excellent storage and direct access to the garden completes the ground-floor accommodation.

Upstairs, three well-proportioned bedrooms provide comfortable and versatile accommodation, whether for a growing family, visiting guests or those requiring space to work from home. A beautifully appointed family bathroom, fitted with modern sanitary ware and contemporary finishes, serves the upper level.

Externally, the property continues to impress. A mature front garden creates an attractive approach, while the private enclosed rear garden offers a peaceful retreat, ideal for summer entertaining, al fresco dining or simply unwinding at the end of the day. A detached single garage and private driveway provide valuable off-street parking and additional storage.

Offering turnkey accommodation, excellent outdoor space and a highly desirable setting, this superb home combines comfort, style and practicality in equal measure. Ideally suited to families, professionals and first-time buyers alike, it presents a fantastic opportunity to secure a move-in-ready home in a popular and well-established residential location.





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Viewing by appointment on 0131 524 3800


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Waverley Crescent enjoys a peaceful setting within the thriving Midlothian town of Bonnyrigg, offering the perfect balance between suburban tranquillity and city convenience. Just eight miles from Edinburgh city centre, the location is ideal for commuters, with excellent road links via the City Bypass and regular public transport connections providing easy access across the capital and beyond.

The area is particularly well suited to family life, with a strong sense of community and an excellent range of local amenities close at hand. From weekend walks through nearby King George V Park and the Pentland Hills to a round of golf at Broomieknowe or Melville Golf Club, outdoor and leisure opportunities are abundant. The Lasswade Centre, with its swimming pool, fitness facilities and library, provides further recreation for all ages.

Families are well catered for with highly regarded schooling available from nursery through to secondary level, while a selection of shops, cafés, restaurants and everyday amenities ensure everything needed for modern living is within easy reach. Combining green open spaces, excellent local facilities and superb connectivity, Bonnyrigg continues to be one of Midlothian's most desirable places to call home.

Home Report Value- £275,000
EPC Rating- E
Council Tax Band- C



Total: 1000 sq. Ft, 92 m2
Ground Floor: 500 sq. Ft, 46 M2, First Floor: 500 sq. Ft, 46 m2
Excluded Areas: Storage: 179 sq. Ft, 17 M2, Walls: 123 sq. Ft, 12 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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