

55 Waugh Path

BONNYRIGG, EDINBURGH, EH19 3QE



*BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY
HOME IN BONNYRIGG*



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Step through the front door into a bright and welcoming entry vestibule. The home's layout and generous windows mean it is naturally filled with light throughout the day. To the left sits the spacious living room, seamlessly flowing into the dining room via large flat archways, creating an open, airy feel and enhancing the sense of space and connectivity.

Adjacent to the living room is the modern, well-appointed kitchen, complete with five-ring gas hob, oven, grill, integrated fridge/freezer, washing machine, dishwasher and excellent countertop and storage space. Both the kitchen and dining room provide access to the thoughtful rear extension creating a further sitting room flooded with natural light thanks to two skylights and French doors leading directly to the rear garden. A perfect spot for family relaxation or entertaining.

The Property





Family Room





Upstairs, the property offers two generous double bedrooms and a further single bedroom, ideal for a child's room or home office. Completing the accommodation is a stylish three-piece family bathroom.



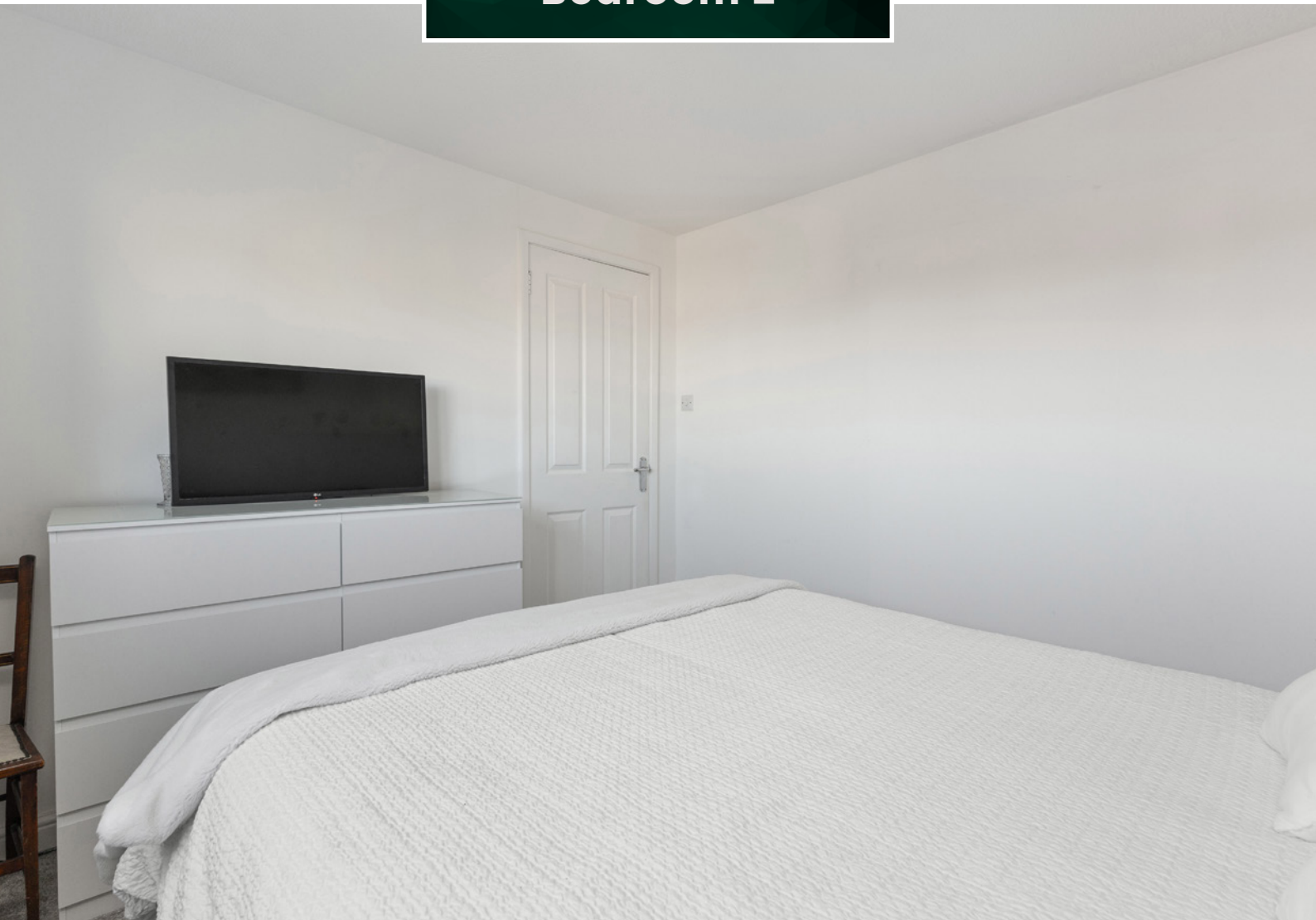


Bedroom 1





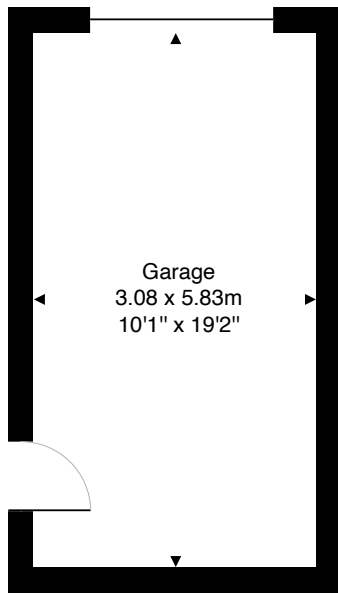
Bedroom 2





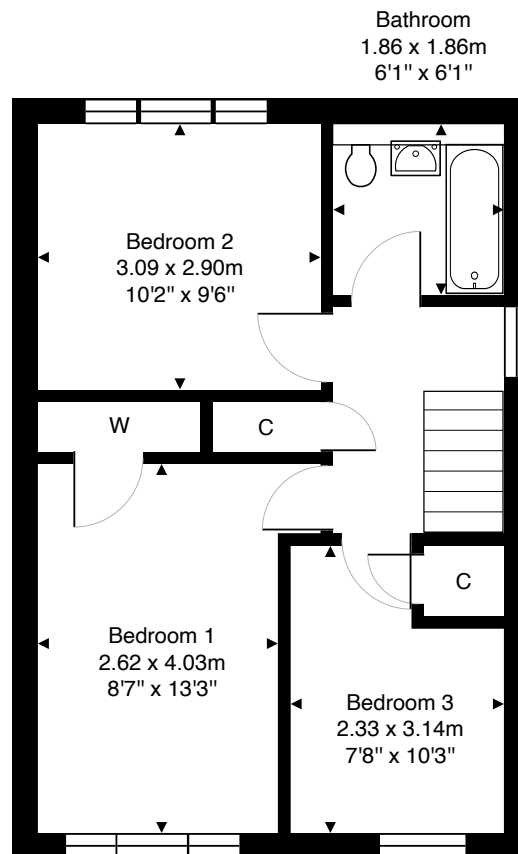
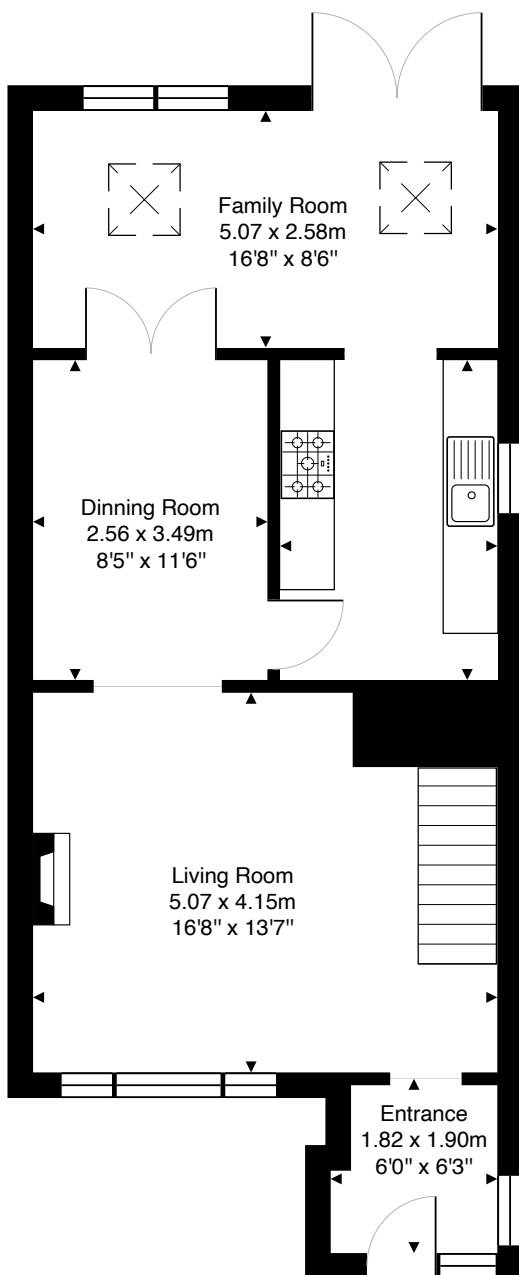
Bedroom 3





Gross internal floor area (m²): 93m²

EPC Rating: C



Externally, the home features a substantial rear garden, ideal for children, pets or outdoor dining, along with a standalone single garage and off-street parking located to the rear of the property. To the front, a beautifully kept garden opens onto peaceful footpaths meaning no road or traffic directly in front, this setting provides a safe and serene environment.

A superb family home in a popular and quiet residential setting, early viewing is highly recommended.



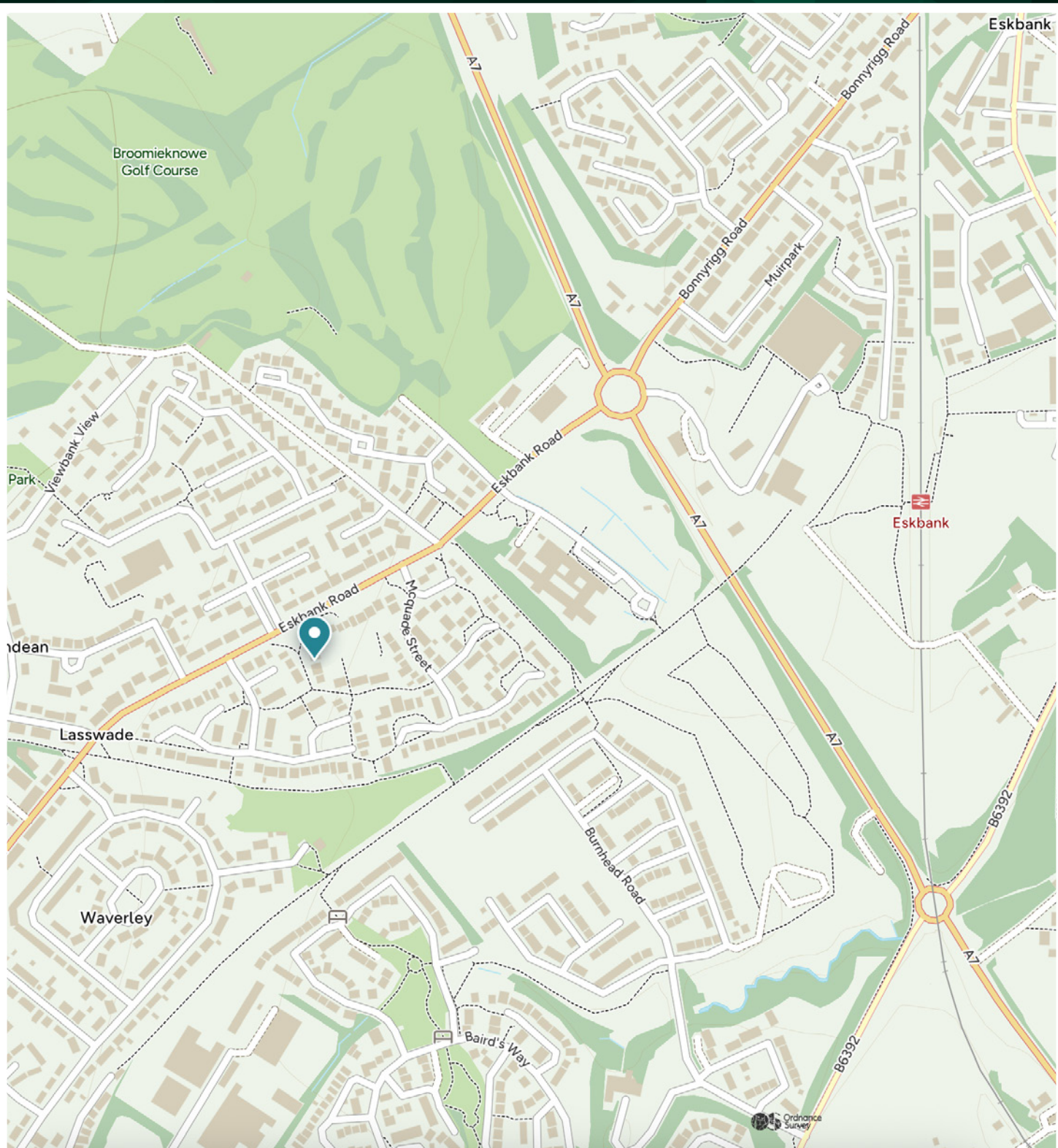




Nestled amidst the scenic Midlothian countryside, Bonnyrigg offers a perfect blend of peaceful residential living and modern convenience, creating a highly desirable destination for families and professionals alike. This friendly and thriving town boasts a vibrant community spirit, with a range of excellent local shops, cafes, and amenities right on your doorstep, ensuring daily life is both easy and enjoyable. Excellent transport links provide swift and straightforward access to Edinburgh, making a commute or a trip to the capital effortless, while the surrounding landscape invites you to explore the picturesque paths of nearby Newbattle Abbey or the rolling Pentland Hills. With a selection of well-regarded schools and plentiful recreational facilities, Bonnyrigg presents a wonderful opportunity to establish roots in a charming locale that successfully captures the best of both worlds, a tranquil retreat with the buzz of city life never far away.

This charming town offers an idyllic setting for family life, surrounded by beautiful countryside yet with the capital's attractions within easy reach. A strong sense of community, coupled with excellent local schools and amenities, makes Bonnyrigg a perfect place to call home, providing both a peaceful retreat and fantastic city connections.

The Location



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Part
Exchange
Available



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