

129 WAVERLEY CRESCENT
BONNYRIGG, MIDLOTHIAN, EH19 3BW

CURRAN & CO
PROPERTY



129 WAVERLEY CRESCENT

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OFFERS OVER £160,000



'129 Waverley Crescent is an exceptionally bright and spacious top floor flat which enjoys breathtaking views across the neighbouring countryside'

- Expansive Top Floor Flat with Panoramic Views
- Quiet Residential Street
- Living / Dining Room & Separate Modern Kitchen
- Three Spacious Double Bedrooms
- Family-Sized Bathroom
- Part of Efficient District Heating Scheme
- Move-in Condition Throughout
- Private Balcony & Enclosed Rear Garden



Description

129 Waverley Crescent is an exceptionally bright and spacious three-bedroom top-floor flat enjoying breathtaking views across the neighbouring countryside. The property also benefits from a private rear garden and a generous balcony.

Entered via a well-maintained communal stair, the accommodation comprises: a welcoming entrance hall with two storage cupboards; a spacious living room with ample space for a dining area; a modern kitchen fitted with base and wall-mounted units, an integrated electric oven, ceramic hob, and stainless steel extractor hood, as well as a freestanding washing machine and fridge/freezer, with access to the private balcony overlooking the rear garden; three generously proportioned bedrooms, all with sizeable storage

cupboards; and a family-sized bathroom with shower over the bath. The property has double glazing has been recently redecorated and is presented in move-in condition throughout.

The heating and hot water are supplied via a district heating scheme, one of the first to be installed in Scotland during the 1950s and later upgraded in 2003. A local gas-powered boiler provides heat and hot water to homes through a network of underground pipes. The system is well known for its energy efficiency and cost-effectiveness. It is maintained by the local council, with a flat-rate monthly charge of approximately £90 (regardless of usage). The property also benefits from a back-up electric heating system for emergency use.

Externally, there is an enclosed private rear garden laid to lawn, and unrestricted on-street parking to the front of the building.

Extras

All carpets and floorcoverings, fitted blinds, and kitchen appliances are included in the sale.

EPC Rating

The energy efficiency rating of this property is band E.

Council Tax

This property is subject to council tax band B.







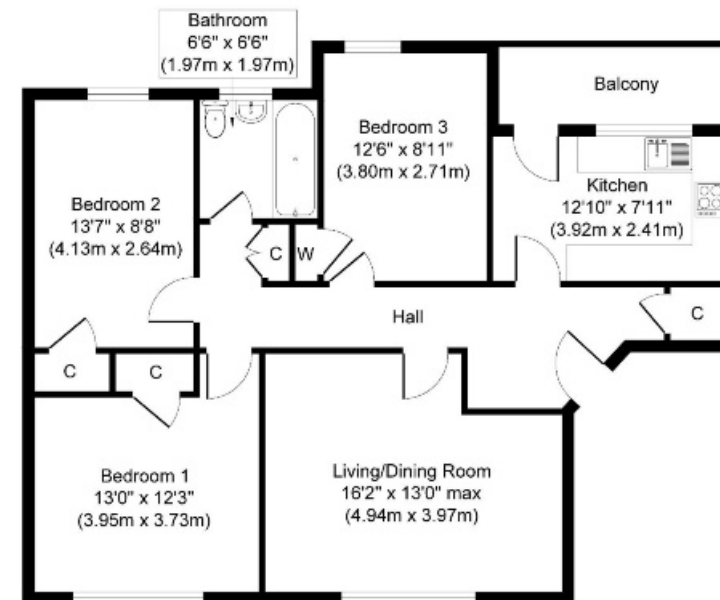
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Top Floor
Approximate Floor Area
915 sq. ft
(85.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.