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Offers Over  
**£195,000**

# 349 Cameron Crescent

Bonnyrigg | Midlothian | EH19 2PL

This impressive three-bedroom terraced house with private front and rear garden is offered to the market in true move in condition and conveniently positioned close to many amenities, transport links and reputable schooling.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Private gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



## Description

The property would make an ideal purchase for the professionals or growing families and merits internal viewing to be fully appreciated. Enjoying excellent natural light and having been upgraded and well maintained throughout, the stylish accommodation comprises; entrance hallway with under stair cupboard. There is a dual aspect lounge/dining room with French doors leading to the private rear garden and the semi open plan kitchen is fitted with a range of stylish wall and base units, complementary worktops and brick-effect splashback tiling. The built-in electric hob, oven and hood are included in the sale. A further glazed door from the kitchen provides additional access to the garden. Upstairs houses the three bedrooms with the larger two double rooms benefiting from built in wardrobes. Bedroom 3 which is located to the front is fitted with a built-in single bed. The modern shower room comprises of a white three piece suite with corner shower enclosure housing the electric shower. Further benefits include gas central heating with combi boiler, double glazing and external insulation.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob, oven and hood. The garden shed shall also be included in the sale. The pergola can be made available by separate negotiation.

## Gardens and parking

There is a fully enclosed private garden to the front laid with chipstones for ease of maintenance with pathway to entrance. The sunny west-facing rear garden is a lovely space with an area of artificial lawn providing a lovely seating area and beyond is lawn, attractive borders and garden shed.

## Viewing

By appointment with Neilsons on 0131 625 2222.





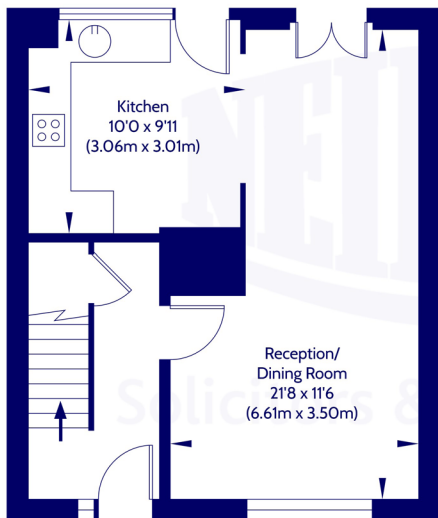


## Location

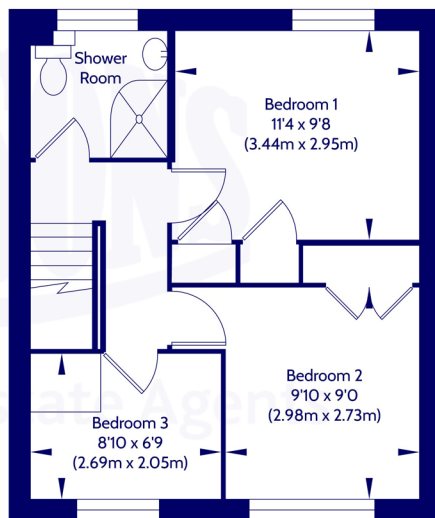
Cameron Crescent forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to some local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services operating close by linking neighbouring towns and beyond to Edinburgh's City Centre. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco and Straiton Retail Park, also within close proximity provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.



Approx. Gross Internal Floor Area 72.92 Sq M / 784 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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