



57 Cameron Crescent, Bonnyrigg, EH19 2PH



Welcome

Welcome to 57 Cameron Crescent, Bonnyrigg, set in an ever popular and sought after residential area of Bonnyrigg, is this terraced, three-bedroom family home with the lovely addition of a conservatory to the rear. This is a superb opportunity for first-time buyers and families looking for spacious, flexible accommodation over two levels. The property is well placed for a good range of amenities including schooling (within walking distance) with excellent road, bus, and rail links nearby. The property is presented in good clean condition throughout, and benefiting from double glazing, gas central heating, external thermal and render, with private garden grounds to the front and rear of the property, with ample on-street parking which is also directly to the rear. This lovely property and its superb location will attract a lot of interest, early booking of a viewing is therefore advisable.

- Superb family home or first-time buyer opportunity
- Entrance hallway with under stair storage and stairs to the upper level
- Spacious living and dining room, store cupboard with light and power, front and rear facing windows
- Fitted kitchen with a range of base and wall units, worktops with matching splashbacks, and a range of integrated appliances
- Large dwarf wall conservatory
- Upper hallway with loft access
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with window to the rear and built-in wardrobe and storage
- Bedroom three front facing window and over stair store cupboard
- Family bathroom with p-shape shower bath and shower screen, wc, sink, and towel radiator
- Double glazing, gas central heating, thermal cladding, and render
- Private front and rear gardens are ideal for outside entertaining and relaxation
- Ample on-street parking to the rear





Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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Property Hub:

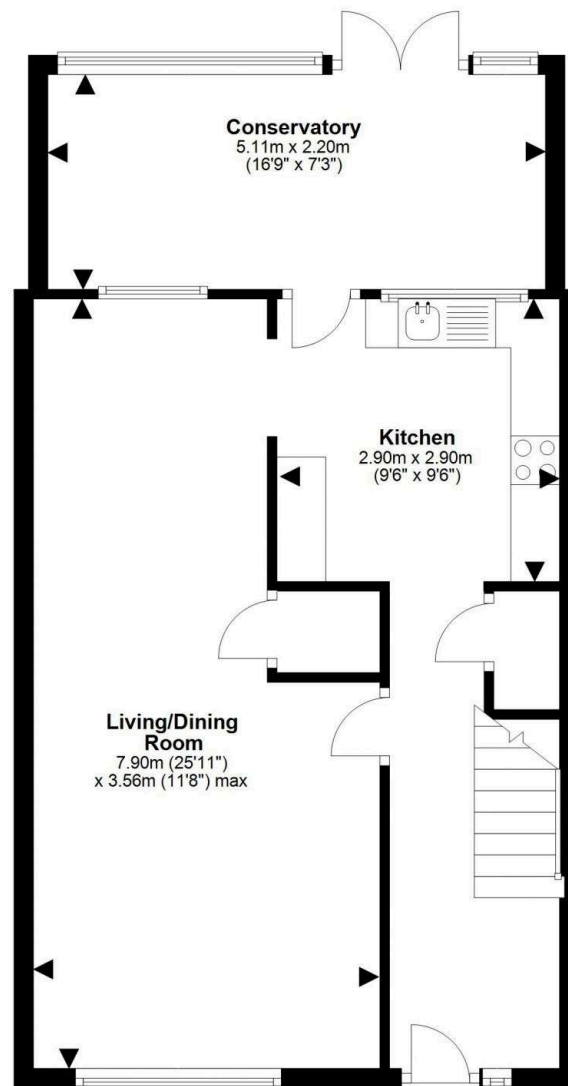
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

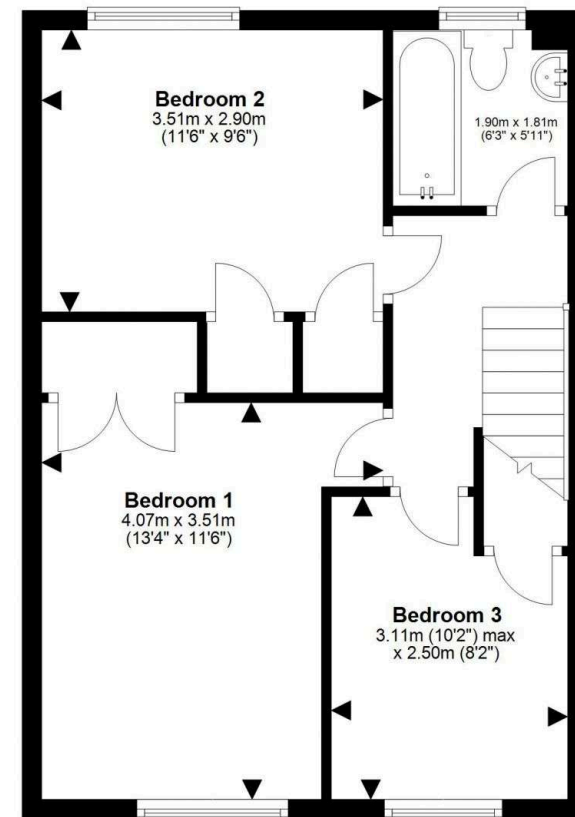
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.