



395 Cameron Crescent, Bonnyrigg, Midlothian, EH19 2PL

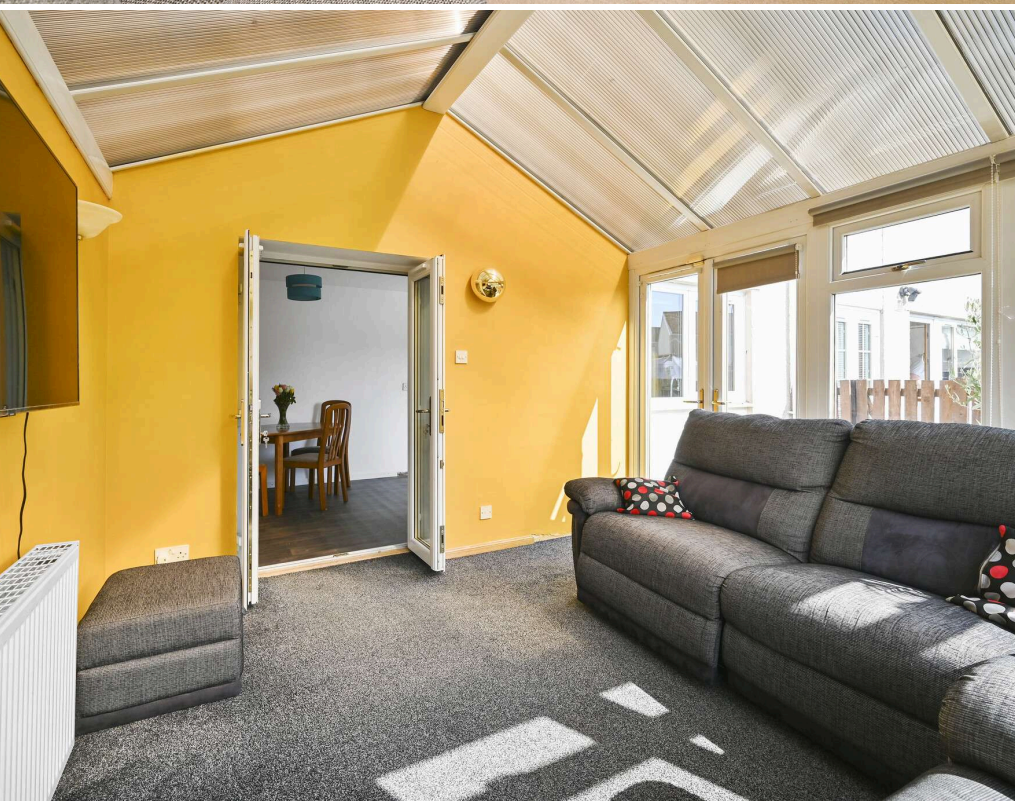




## Welcome

Welcome to 395 Cameron Crescent, Bonnyrigg, set in an ever popular and sought after residential area of Bonnyrigg, is this end terraced, two-bedroom plus study, family home, with the addition of a lovely 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 view of the front and a short walk from the property) with excellent road, bus, and rail links nearby. The property is presented in good clean condition throughout, and benefits from double glazing, gas central heating, and private garden grounds to the front and rear of the property, with ample on-street parking. This lovely property and its superb location will attract a lot of interest, early booking of a viewing is therefore advisable.

- Sought after location close to all amenities and within view and walking distance to schooling
- Superb family home or first-time buyer opportunity
- Entrance hallway with under stair storage and stairs to the upper level
- Spacious living room, with shelved store cupboard and front facing window
- Fitted dining kitchen with a range of base and wall units, pantry store cupboard, electric cooker, extractor, remaining white goods which are available by negotiation, and ample space for dining
- Large dwarf wall conservatory with light and power
- Upper hallway with loft access
- Main bedroom with rear facing window and built-in wardrobe and storage
- Bedroom two with window to the front and built-in double wardrobe
- Study with front facing window and built-in office desk
- Family bathroom with gorgeous bath with shower attachment, wc, and sink
- Double glazing and gas central heating
- Private front and rear gardens are ideal for outside entertaining and relaxation
- Ample on-street parking











## 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 Kinnaid 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 Colleges 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker, and extractor. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including the white goods are available by negotiation.









# Get in touch

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EH22 1JB

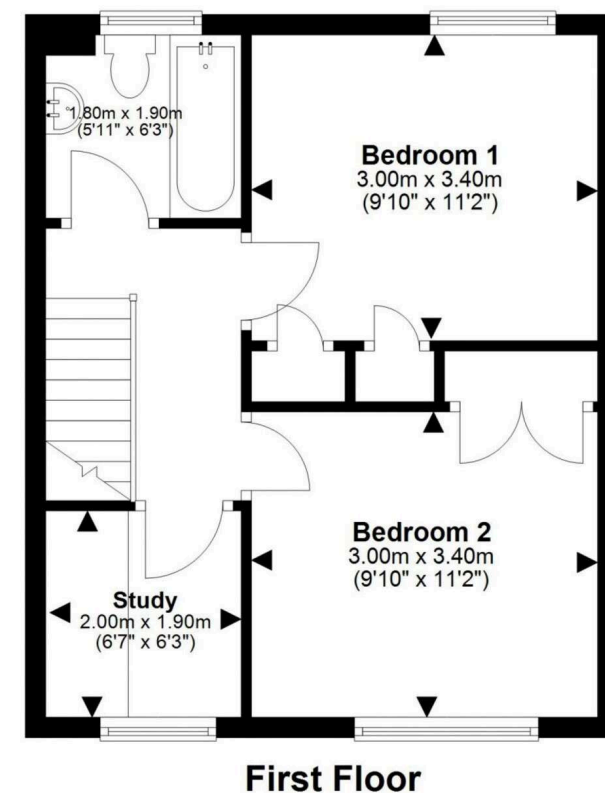
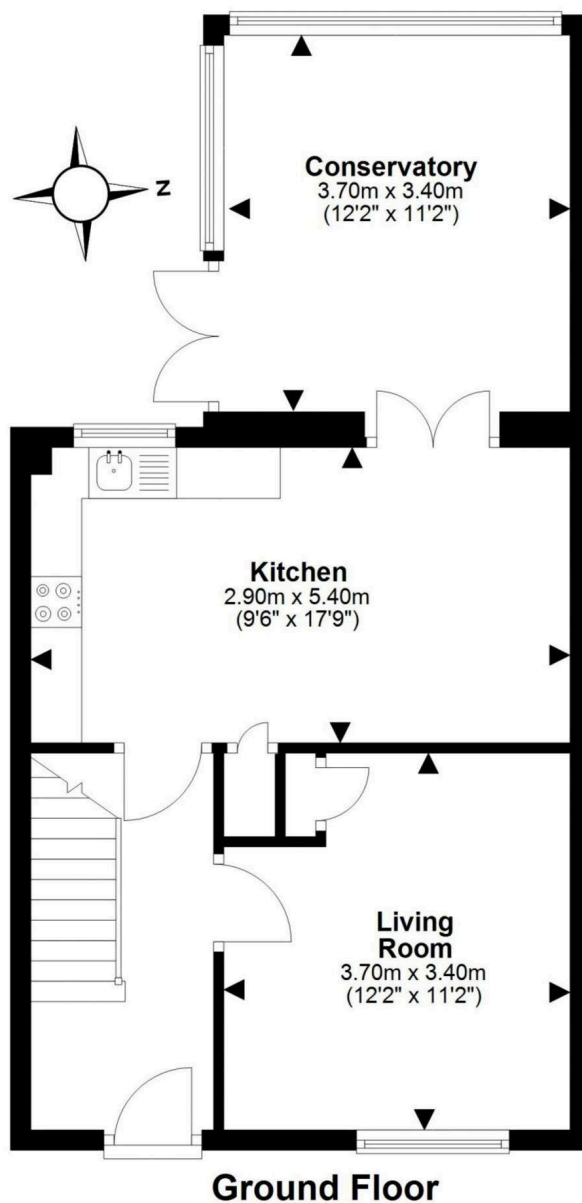
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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