





Welcome

Welcome to 69 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. This is a superb opportunity for first-time buyers and families looking for spacious, accommodation over two levels. The property is well placed for a good range of amenities including schooling, with excellent road, bus, and rail links nearby. The property now requires full refurbishment but benefits from double glazing, electric style heating, and private garden grounds to the front and rear of the property. The superb location of this property and its price to reflect its condition will attract a lot of interest, early booking of a viewing is therefore advisable.

- Requires refurbishment throughout
- Family home or first-time buyer opportunity
- Entrance hallway
- Living and dining room, with store cupboard, and dual aspect windows to the front and rear
- Basic kitchen with electric cooker
- Rear hall
- Upper hallway with loft access
- Double bedroom with rear facing window and built-in storage
- Double bedroom two with window to the front and built-in storage
- Study with high level front facing window
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Double glazing and electric style heating
- Private front and rear gardens are ideal for outside entertaining and relaxation





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

Included in the sale are: Any remaining floor coverings, light fittings, blinds, electric cooker, couch and any white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. This property is sold as seen.



Get in touch

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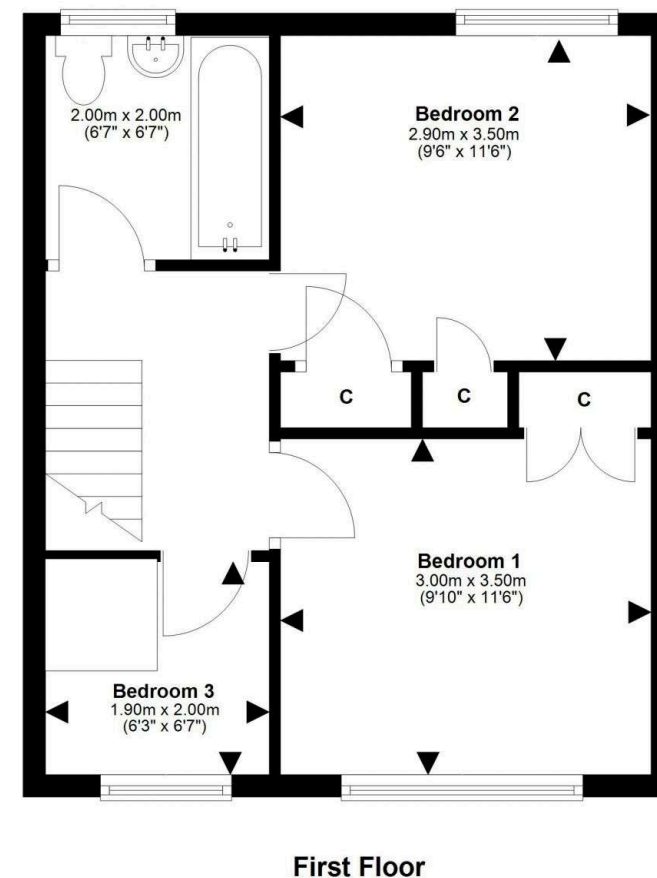
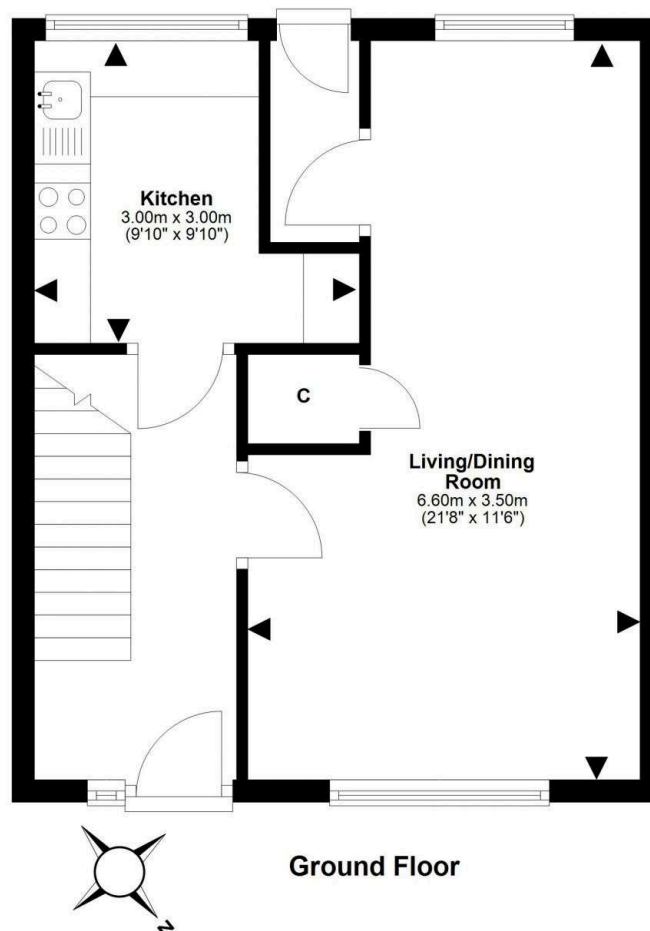
Bruntsfield Office:

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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.