



Accessible Housing
SCOTLAND

321 Cameron Crescent
Bonnyrigg, EH19 2PL



We are delighted to present this beautifully presented mid-terraced home at 321 Cameron Crescent in Bonnyrigg, EH19 2PL. The property combines modern interiors with a host of accessible features designed for independent living, including a convenient stairlift, home elevator, well-placed grab rails and a wet room.

The bright and spacious accommodation welcomes you through a warm entrance leading to a generous open-plan lounge and dining area that flows effortlessly into a large, modern conservatory with independent electric heating. The ground floor also comprises a bright, fully fitted kitchen fitted with high-quality gloss base and wall units.



A carpeted staircase leads to an upper landing filled with natural light, and two well-proportioned double bedrooms and a single third bedroom/study provide comfortable living, ensuring that every space is both practical and inviting.

Outside, a beautifully landscaped garden with ramped access offers a secure, accessible environment to enjoy peaceful country strolls or relaxing outdoor moments.



Location

Situated just south of Edinburgh's bustling centre, Bonnyrigg is a vibrant community that caters perfectly to families and professionals alike. Residents enjoy access to a broad spectrum of schooling—from excellent primary and secondary institutions to further education opportunities at nearby Jewel & Esk College's Midlothian Campus in Dalkeith. Daily conveniences are never far away, with a wealth of shopping options including local boutiques, popular restaurants, essential banking services, and the well-stocked Tesco superstore at Eskbank. For those seeking additional retail choices, Straiton Retail Park and Fort Kinnaird in Dalkeith offer further variety.

Outdoor enthusiasts will find ample opportunities for peaceful country strolls, while an impressive sports complex and leisure centre—complete with a swimming pool—ensure active lifestyles are well catered for. With a regular public transport network linking Bonnyrigg to Edinburgh and surrounding Midlothian towns, and with both the City Bypass and the Borders Rail Line station at Eskbank only minutes away, commuting is both straightforward and efficient.

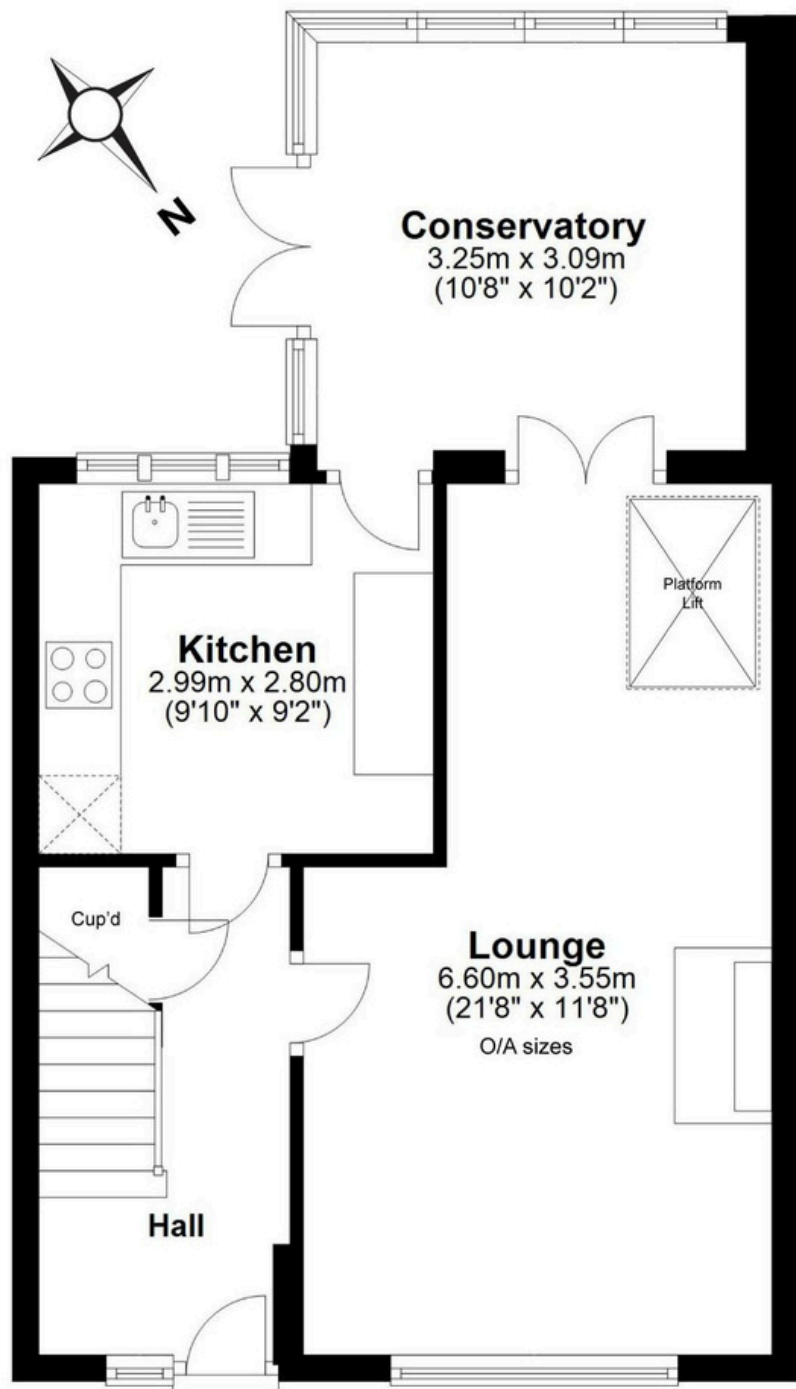










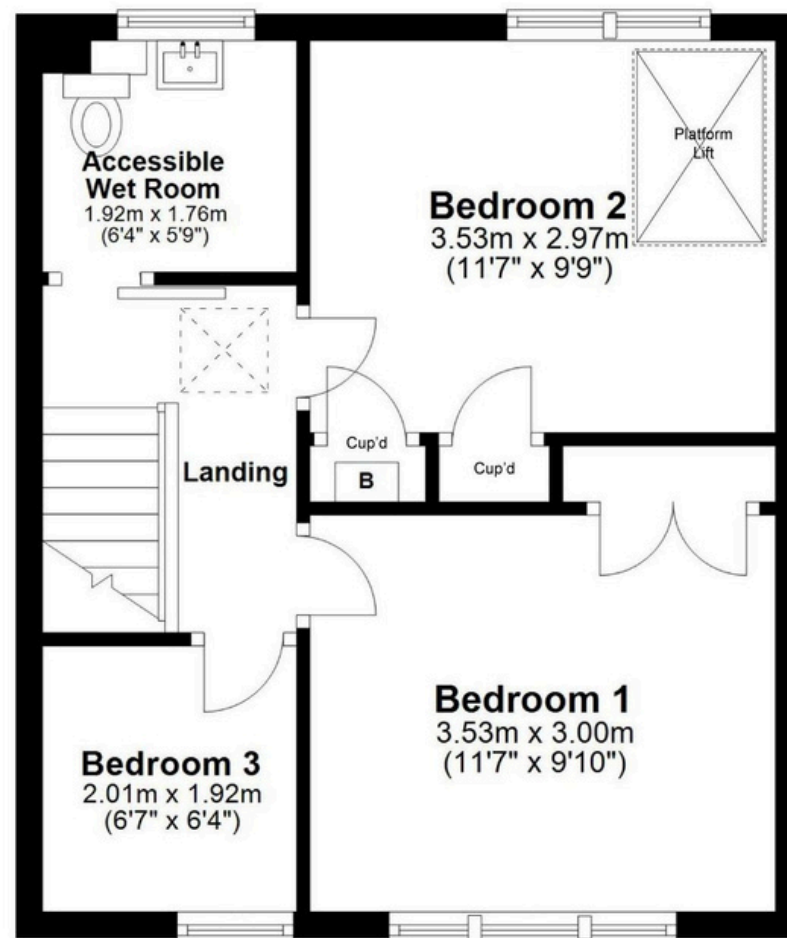


Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)

Total Area: approx. 83.8 sq.metres (902.4 sq. feet)

Floorplan and Sizes are for illustrative purposes only. Not to scale



First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



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DISCLAIMER

Interested parties are encouraged to register their interest through a solicitor to ensure they are informed of any closing dates. Solicitors may also request a copy of the seller's Home Report on behalf of their clients. Please note that the information provided in this brochure, including any measurements or plans, is for guidance only and should not be relied upon as part of any contractual agreement. Measurements have been taken at the widest points using electronic devices and are approximate. Services and appliances have not been tested for efficiency or safety, and no guarantees are made regarding their compliance with regulations. Buyers are advised to verify Council Tax bands with the local authority.

The property is sold as seen, inclusive of any defects or faults. Neither the seller nor the agent is liable for any such issues or for the accuracy of the details provided. Prospective purchasers are expected to conduct their own inspections and enquiries, as no warranties or representations are made by the seller or agent in relation to the property's condition or legal compliance. Any errors or omissions in the particulars do not give rise to grounds for rescinding the contract, nor do they entitle either party to compensation or damages.