Ninety Property

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# **325 Cameron Crescent** Bonnyrigg, EH19 2PL

Ninety Property welcomes to the market this exceptionally bright and spacious, three bedroom, mid terrace property nestled in a residential development location on the edge of Bonnyrigg.

Occupying a generous corner plot the property offers comfortable family accommodation and boasting plentiful outdoor space. The property briefly comprises; well proportioned living area, modern kitchen, generously extended conservatory three well-sized bedrooms and the contemporary bathroom. Further benefits include gas central heating double glazing and free on street parking.







Offers Over £210,000









## 325 Cameron Crescent Bonnyrigg, EH19 2PL

## Offers Over £210,000

#### **Property**

The front door opens into a warm and welcoming hallway benefitting from panelled wood effect flooring with carpeted stairway leading to the first floor. The open plan living room includes a dining area while offering ample scope for lounge and dining furniture configurations giving an excellent fluidity to the layout. To the rear, French doors give access to the generous conservatory offering an additional space for relaxation and entertaining further enhancing the flexibility. The well-presented modern kitchen can be accessed via the hallway or the conservatory connected with the living room. The kitchen boasts an array of wall and base units and offers good storage and worktop space. Continuing to the upper level are two double bedrooms and well equipped single that can be used as a nursery or a perfect work-from-home environment. Finally, the airy shower room is finished with wet wall panelling and features a spacious shower cubicle and modern basin and WC vanity unit. Due to the enviable plot of the property there is ample private garden space to the front, side and rear. Benefitting from a degree of low maintenance and lawn areas allow for year-round enjoyment.

### <u>Outside</u>

Increasingly popular with professionals and families seeking semi-rural accommodation close to the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting. Set a few miles from Edinburgh city centre Bonnyrigg is wellserved by excellent local amenities and schooling. Bonnyrigg also enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.

### Generous Three Bedroom End of Terrace Property

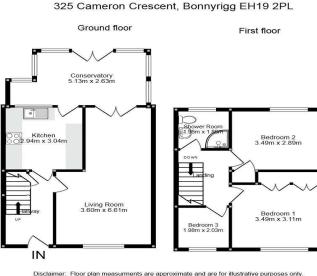
**True Move-In Condition** 

**Spacious Conservatory Extension** 

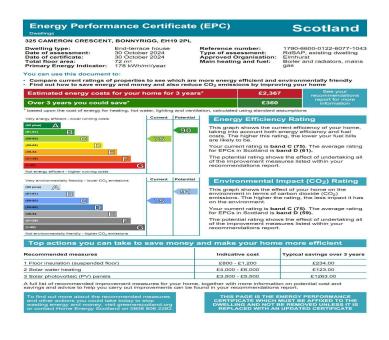
Generous Private Gardens to the Front, Side and Rear

**Boasting a Sizeable Corner Plot** 

**Gas Central Heating and Double Glazing** 



Disclaimer: Floor plan measuments are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completness, you or your advisors should onduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurments of the rooms.



MONEY LAUNDERING REGULATIONS 2003

ntending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale