



Solicitors & Estate Agents



296 Cameron Crescent

Bonnyrigg | Midlothian | EH19 2PN

Fantastic opportunity to acquire this well-proportioned three-bedroom end-terraced villa, quietly positioned within the popular Midlothian town of Bonnyrigg. Offering excellent potential for buyers to modernise and create a fantastic family home, the property enjoys a convenient location close to superb local amenities, reputable schooling, and convenient transport links, making it an ideal purchase for first-time buyers, growing families, and those looking for a rewarding renovation project.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a useful understairs storage cupboard. The bright and airy front-facing lounge enjoys an attractive open outlook and provides a comfortable living space with plenty of natural light. To the rear, the kitchen/ diner spans the full width of the property, offering excellent proportions and exciting scope to create a superb open and sociable heart of the home.

The first-floor landing provides access to the attic. The principal bedroom is a generous front-facing double, benefiting from an integrated double wardrobe and a pleasant open outlook. Bedroom two is another comfy double overlooking the rear garden and features two useful built-in storage cupboards.

Bedroom three is a well-sized single room with an overstairs cupboard, offering flexibility as a child's bedroom, nursery, or home office. Completing the accommodation is the bathroom, fitted with a shower over the bath and finished with a combination of partial wall tiling and splash panelling.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys a private front garden together with a generous south-west facing rear garden, predominantly laid to lawn and benefiting from a gate providing access to the rear vennel. There is also ample unrestricted on-street parking available for both residents and visitors.

Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





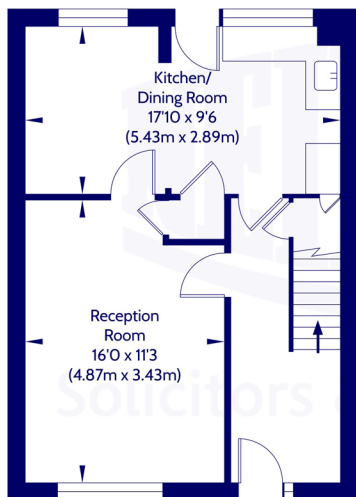
Location

Cameron Crescent forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to some local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services operating close by linking neighbouring towns and beyond to Edinburgh's City Centre. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco and Straiton Retail Park, also within close proximity provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.

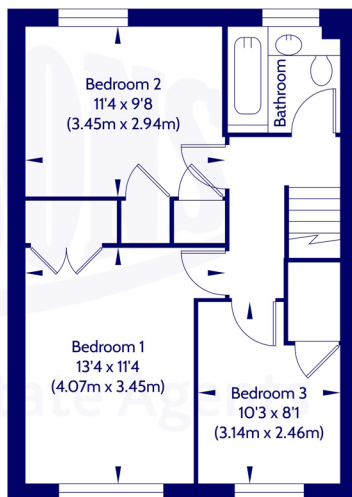




Approx. Gross Internal Floor Area 86 Sq M / 919 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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