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BONNYRIGG, EH19 2PL



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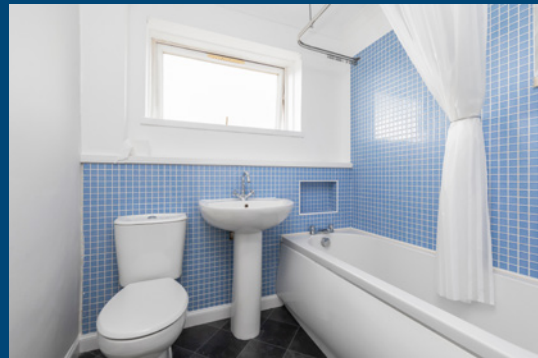


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Three-bedroom mid terrace villa

The front door opens into a spacious hallway that immediately exudes a warm and homely ambience. Entrance door on the right opens into the vast open plan living room and dining area which enjoys a dual-aspect (front and back) offering ample scope for lounge and dining furniture.

The ground floor also incorporates the well-presented kitchen boasting good storage and worktop space, with integrated oven, hob and extractor hood, free standing fridge freezer and washing machine and access to the south facing low maintenance rear garden.

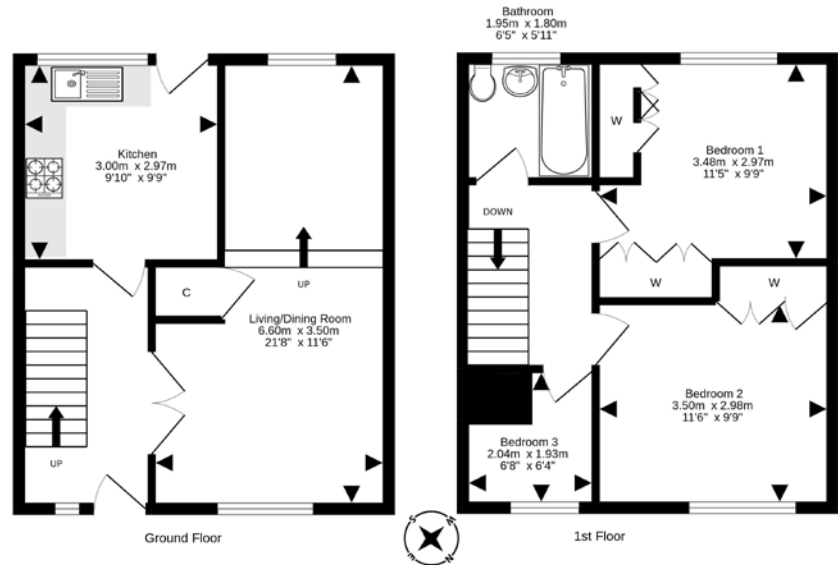
Upstairs there are 2 double bedrooms, both of which have built-in storage and superb natural light and one small bedroom/study. Finally, the bright and airy three-piece bathroom, is finished with ceramic tiles and features a shower over the bath. The property further benefits from gas central heating and double glazing throughout. The garden to the front of the property is low maintenance finished with monoblock. Free unrestricted parking is available to the rear of the property.

Extras: To include all fitted carpets and fitted floor coverings, integrated oven, hob and extractor hood, free standing fridge freezer and washing machine.



Bonnyrigg

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg 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.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix 12022



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