



219 Cameron Crescent, Bonnyrigg, Midlothian, EH19 2PJ

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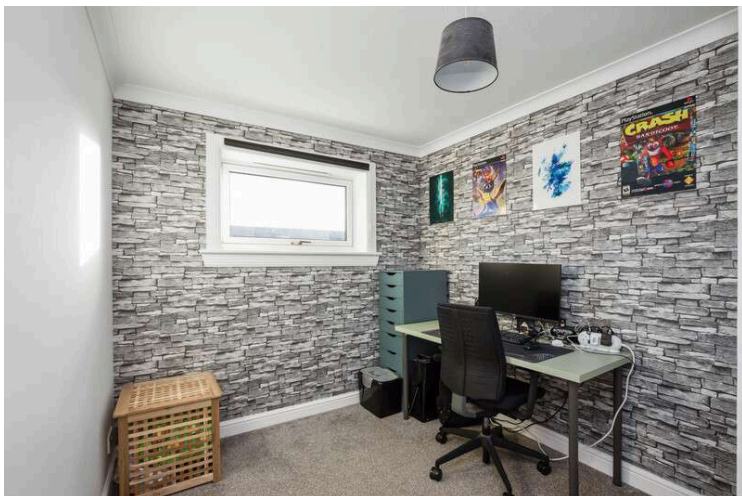




Set in the ever popular and sought after residential area of Cameron Crescent Bonnyrigg, is this end terraced three-bedroom family home. This is a superb opportunity for first-time buyers and families looking for spacious, flexible accommodation over two levels. The property is well placed for a good range of amenities including schooling (within walking distance) with excellent road, bus, and rail links nearby. The property is presented in excellent condition throughout with private garden grounds to the front and rear of the property with ample on-street parking nearby.

- Sought after location close to all amenities and within walking distance to schooling
- Superb family home or first-time buyer opportunity
- Entrance hallway with under stair store cupboard
- Spacious living and dining room with store cupboard
- Lovely modern fitted kitchen with a range of base and wall units, ceramic hob, extractor, oven, integrated dishwasher, washing machine, and American style fridge freezer
- Upper hallway with loft ladder access to part floored loft
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with window to the rear and built-in storage
- Bedroom three with front facing window and over stair storage
- Superb family bathroom with p-shape bath, shower over, folding shower screen, mid mount bath taps, wc and sink with combined vanity unit
- Double glazing, gas central heating, external thermal cladding and render
- Private front and rear gardens which are ideal for outside entertaining and relaxation
- Ample on-street parking





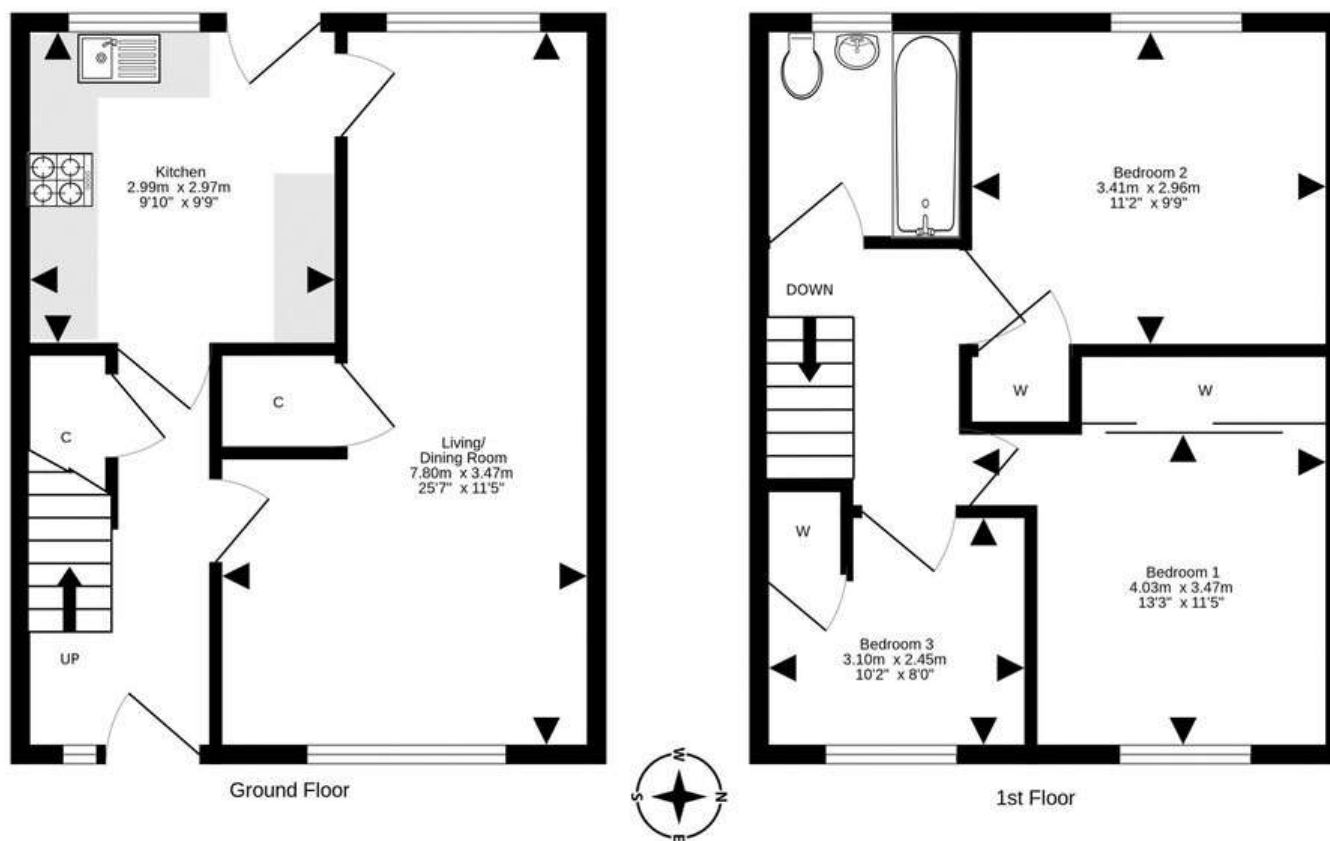
## Location

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 close at hand 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: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and American style fridge freezer. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

## EPC Band - C



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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