



RALPH SAYER
SOLICITORS & ESTATE AGENTS

219 Cameron Crescent

Bonnyrigg EH19 2PJ

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Located within the ever-popular and highly sought-after residential area of Cameron Crescent in Bonnyrigg, this beautifully presented three-bedroom end-terraced home offers an excellent opportunity for first-time buyers, young families, or those seeking spacious and flexible accommodation over two levels.

The property enjoys a convenient setting close to a wide range of local amenities, including shops, leisure facilities, and well-regarded schools, all within easy walking distance. Bonnyrigg also benefits from excellent transport connections, with nearby road, bus, and rail links providing straightforward access to Edinburgh and surrounding areas. Internally, the property is presented in excellent condition throughout with modern decor and fittings in each room. The ground floor comprises a welcoming entrance hallway with an under-stair storage cupboard, leading to a bright and spacious living and dining room which also benefits from additional storage. The modern fitted kitchen is well appointed with a range of base and wall units and includes a ceramic hob, extractor hood, oven, dishwasher and washing machine, along with an American-style fridge freezer. Upstairs, the upper hallway provides access to the loft via a fitted ladder, with the loft partially floored for useful storage. The generous principal bedroom is positioned to the front and features built-in wardrobes. Bedroom two overlooks the rear garden and also benefits from built-in storage, while bedroom three is front facing with additional over-stair storage. Completing the accommodation is a stylish family bathroom fitted with a L-shaped bath with shower over, folding shower screen, mid-mount bath taps, WC, and wash hand basin set within a vanity unit.

Further benefits include double glazing, gas central heating, and external thermal cladding with render. Externally, the property enjoys private garden grounds to both the front and rear, providing ideal space for outdoor entertaining and relaxation. The rear garden also includes a shed. Ample on-street parking is available nearby.

Given the property's excellent condition, desirable location, and family-friendly accommodation, early viewing is highly recommended.

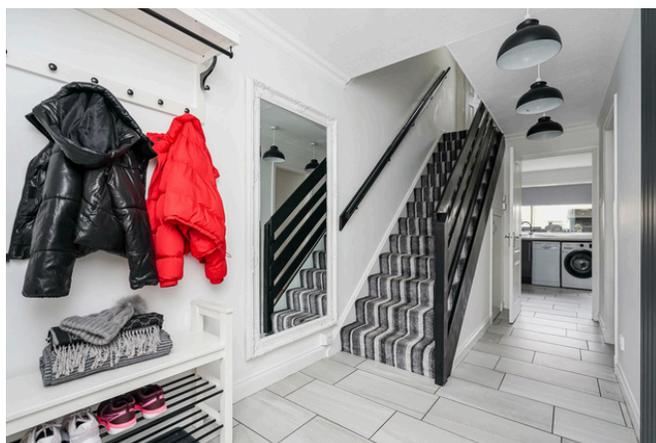
Home Report Value - £220,000







Lovely
end-terrace
villa in
Bonnyrigg





Property Summary

- End-terrace villa
- Living/dining room
- Stylish fitted kitchen
- Three double bedrooms, all with built-in storage
- Three-piece bathroom
- Front garden and rear garden with decked seating area
- Ample on-street parking
- EPC Rating - C | Council Tax Band - C



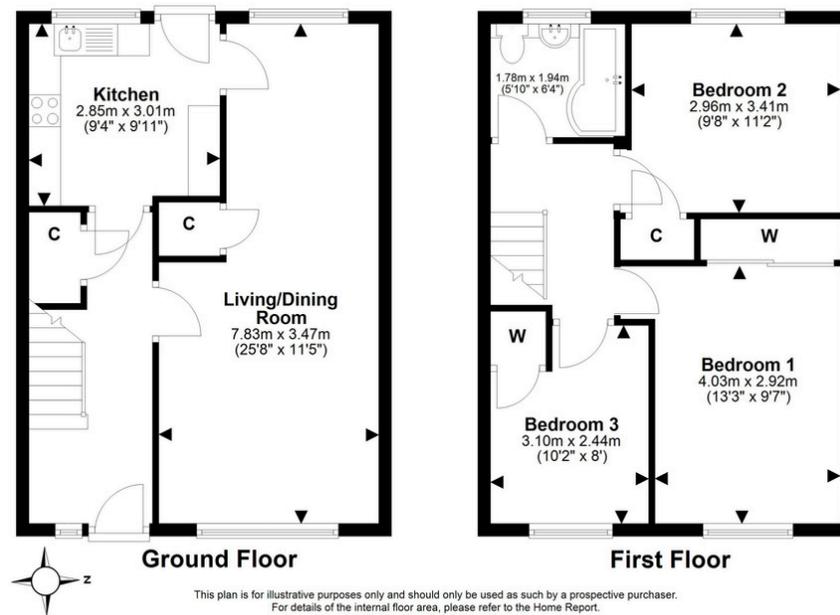
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dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks.

With the reopening of the Borders Railway, the station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders. The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

There is an excellent range of leisure activities available, with three local golf courses, many walking options, with Roslin Country Park, Dalkeith Country Park and the Pentlands Hills.