



18 Rosedale Grove, Rosewell, Midlothian, EH24 9DQ

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This is the opportunity you have been waiting for, very rarely available in the area, McDougall McQueen are delighted to present to the market this modern, bright, and spacious three-bedroom detached bungalow set within a modern well-established estate in the lovely Midlothian village of Rosewell. Situated to the top end of the village and occupying a commanding position within the estate on a generous garden plot, it is positioned within walking distance of all the village amenities including excellent primary schools, local shopping, transport links, and the local community stading/hub. The property is offered for sale in excellent condition throughout having been well maintained and improved by its current owner. It will make a lovely family home and is sure to prove extremely popular with many potential purchasers including young families, professional couples, and those looking for ground floor living. There are superb private garden grounds to the front, side, and rear, providing ample space for outside entertaining and relaxation. A Monoblock driveway provides ample off-street parking and access to an attached garage. We would advise viewing at your earliest convenience to avoid the disappointment of missing this lovely rarely available property.

- Wonderful location in quiet cul-de-sac within an established estate, close to all amenities, within a gorgeous village setting
- Entrance vestibule with fitted coat cupboard with sliding doors
- Hallway with superb storage cupboards and loft ladder access to a floored loft with light
- Bright and spacious living room with dual aspect windows and feature part lowered ceiling with lighting
- Dining room providing conservatory access
- Good sized dwarf wall conservatory with heating, light, and power
- Superbly fitted kitchen with a range of wall and base units, Belfast sink, five ring gas hob, glass splashback, extractor, oven, integrated microwave oven, dishwasher, and fridge freezer
- Excellent utility room with base and wall units, Belfast sink, handy pantry style store cupboard, and rear garden access







- Lovely, stylish family bathroom with small steps leading to a double ended bath sunken bath with shower over, shower screen, wc with wall flush, designer sink, under floor heating and a heated mirror
- Principle double bedroom with rear facing window and wardrobes
- Lovely en-suite shower room with double shower cubicle with overhead raindrop shower and attachment, wc with wall mount flush, bowl style sink, under floor heating and roof Velux window
- Double bedroom two with front facing window and built-in wardrobes
- Double bedroom three with front facing window, and wardrobes
- Good sized garden grounds to the front, side, and rear, providing a superbly sunny aspect making the ideal space for relaxation and entertaining, multiple fruit trees (apple, plum and pear), raspberry canes and raised beds
- Attached garage with light, power, and loft storage space with ladder access. Monoblock driveway with parking for several cars
- Double glazing, gas central heating, and an additional log burning





## Location

Rosewell itself is located approximately ten miles South of Edinburgh and is ideally situated for the commuter providing regular public transport service to the City Centre and surrounding areas. The new Borders Rail Link is available with stations at nearby Newtongrange and Eskbank. Edinburgh City Bypass is also easily accessible linking major commuter routes. Rosewell offers several local amenities, local shopping, the Steading (a multi-function community hub), Nursery and Primary schooling, a golf club, and a bowling and social club. There are stunning walks and a cycle path that stretches from Dalkeith to Penicuik. Further facilities are available at neighbouring Midlothian towns; Bonnyrigg, Dalkeith, and Penicuik, where secondary schooling and further shopping and supermarkets are available.

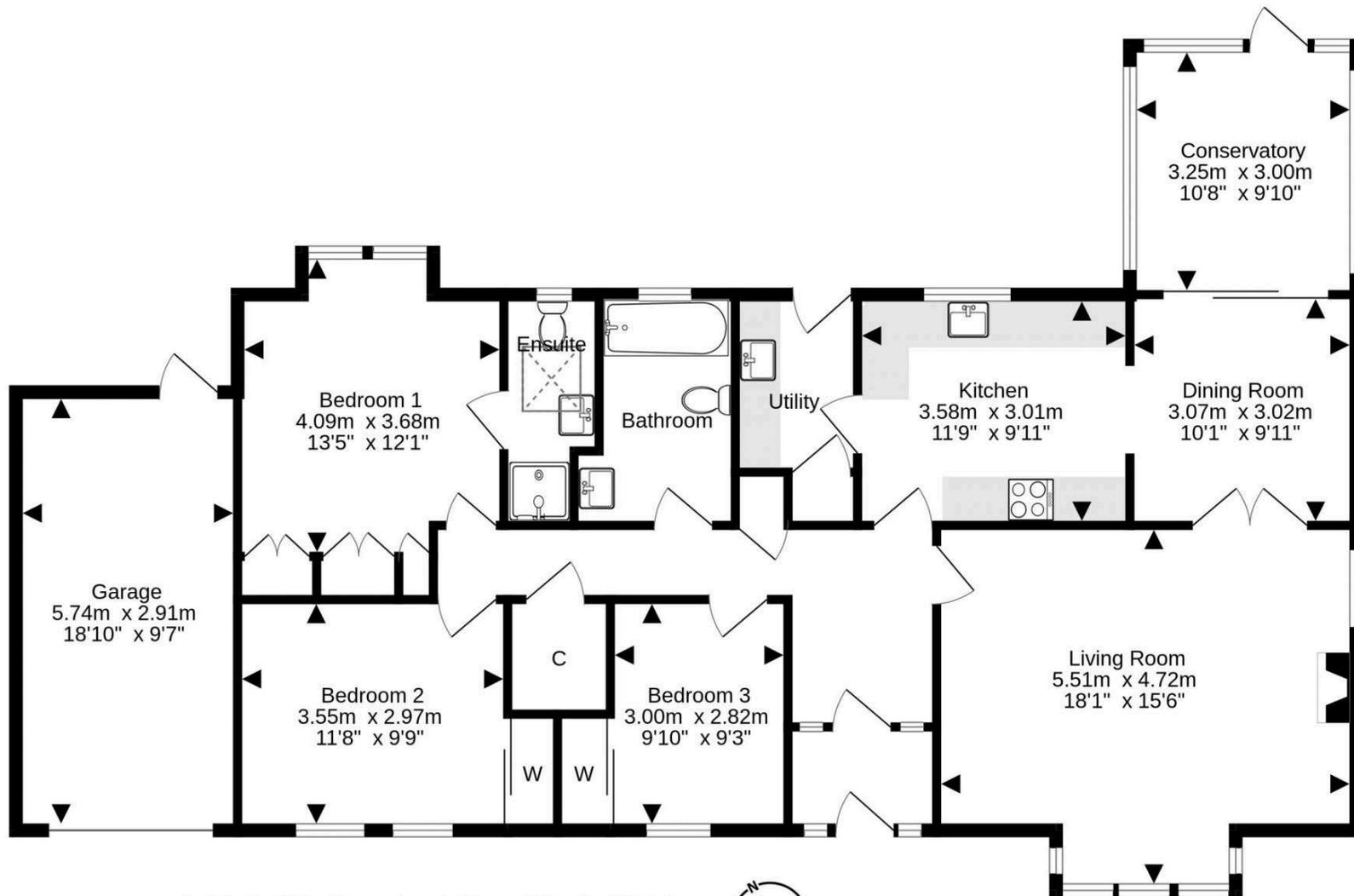
## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, wardrobes in bedroom one, garden shed and the greenhouse. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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.  
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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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