





This beautifully presented bright and spacious three-bedroom terraced house set in a quiet modern residential estate in the lovely Midlothian village of Rosewell. Conveniently located for access to Edinburgh, local services and the stunning surrounding countryside, this property is within walking distance of excellent amenities and a choice of primary schools. The property is offered for sale in excellent order, having been maintained and upgraded to a very high standard by its current owner. Bonus features include a boiling water tap and wine fridge, floored loft access and recently updated fitted kitchen. This is a lovely family home and is sure to prove very popular with many potential purchasers. There are private garden grounds to the front and rear with both allocated and visitor parking. We would advise viewing at your earliest convenience to avoid the disappointment of missing out on this superb property, which also has outstanding rental potential.

- Entrance hallway with stairs to the upper level
- Spacious living room with east facing window
- Inner hallway with store cupboard
- Ground floor WC
- Lovely modern newly fitted and upgraded dining kitchen with French doors onto the deck, a range of base and wall units with work surfaces and tiled splashback, instant hot water tap, quality integrated appliances including gas hob, extractor, double oven, fridge freezer, wine cooler, dish washer, and washing machine, with ample space for a dining table and chairs
- Upper hallway with lots of storage and loft ladder access (loft is part floored with light)
- Main bedroom with window to the front and built-in fitted wardrobes and window shutters
- En-suite shower room
- Bedroom two with window to the rear
- Bedroom three with window to the front and window shutters
- Modern family bathroom with three-piece white suite with shower over the bath
- Gas central heating and double glazing
- Private gardens grounds to the front and rear (with garden shed) which are ideal for relaxation and entertaining
- Allocated and visitor parking



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.

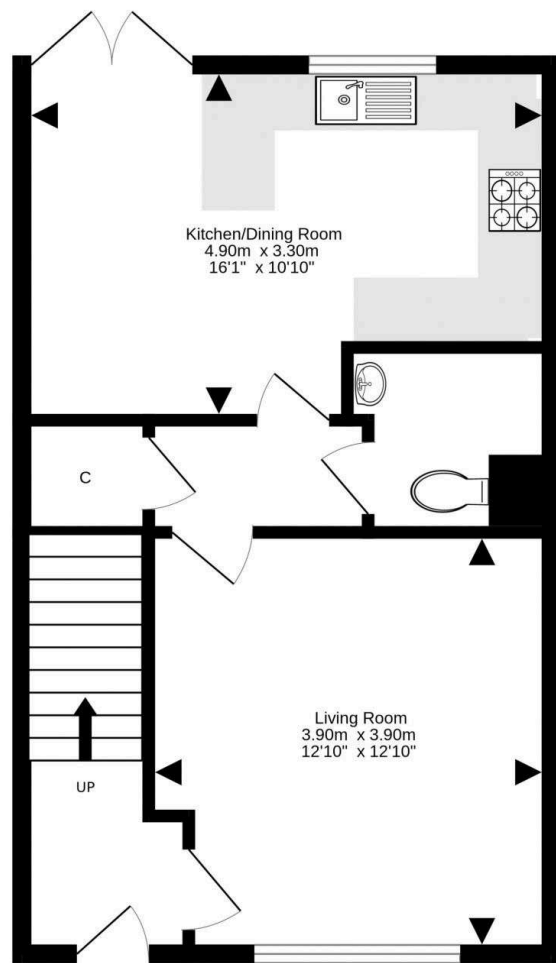
Extras

All floor coverings, light fittings, blinds, shutters, and curtains where fitted, with all integrated appliances also included. 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. Other items may be available by negotiation.

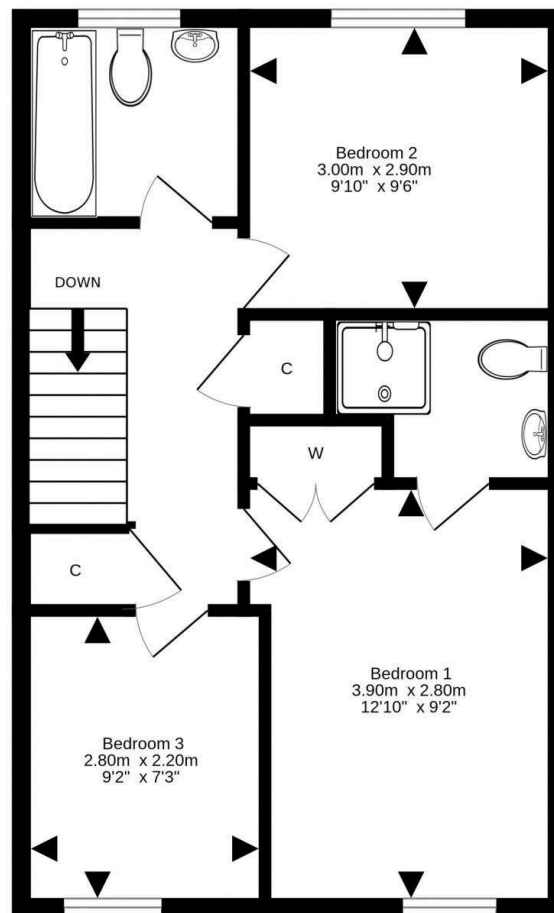
Price & Viewing

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

EPC Band - C

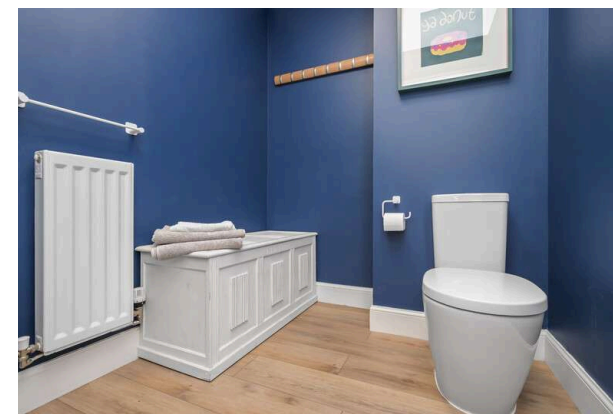


Ground Floor



1st Floor

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.

espc
McDougall McQueen