



Location

This immaculate four bedroom detached house is nestled in a family friendly, modern development in Rosewell with stunning views over the surrounding countryside.

Rosewell, is a picturesque village to the South of the City of Edinburgh. There are an array of local amenities including a public house, tennis club, bowling club and a selection of shops. More extensive shopping is available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg and the retail park at Straiton offers a range of retail outlets including Sainsbury's, ASDA, Boots, IKEA, Costco, and an M&S Simply Food outlet.

Pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the sights of the historic Rosslyn chapel, and the Penicuik-Dalkeith cycle path. Indoor leisure pursuits can be found at The Lasswade Centre in Bonnyrigg, which offers a swimming pool and gym and for the golf enthusiast Whitehill House Golf Course and Glencorse Golf Course are just a short drive away.

This area is popular with commuters with ready access to the Edinburgh city bypass and nearby railway station at Eskbank.

Nursery and primary schooling is provided locally at Rosewell Primary School, with secondary education at Lasswade High School in Bonnyrigg.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground floor:

- Entrance hallway
- Living room
- Kitchen/breakfast room with doors to rear garden. Built in hob, oven, fridge and freezer: these items are believed to be in good working order though their condition is not warranted
- Lounge/family room with folding doors to rear patio/decking
- Cloakroom with wash basin and WC
- Utility room with sink and door leading to garage

First floor:

- Master bedroom with en suite and built in wardrobes
- 3 further good size bedrooms (one with built in wardrobes)
- Modern bathroom with shower over bath, wash basin and WC

Extra features:

- Gas central heating
- Double glazing
- Landscaped gardens with summer house
- Garage and driveway
- Stunning views over the surrounding countryside

Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 127m²
Garage 19m²