OFFERS OVER £200,000

143c Carnethie Street
Rosewell, EH24 9AH

drummondmiller
Solicitors & Estate Agents



- Impressive Two-Bedroom End-Terrace Villa with Floored Attic and Enclosed Garden
- Two generous double bedrooms
- Bright and spacious living and dining room
- Contemporary kitchen with modern units, integrated appliances
- Under floor heating in the kitchen
- Family sized bathroom with corner bath and electric shower
- Fully enclosed, low-maintenance rear garden with a paved area and pagoda.
- Epc E



Description

Drummond Miller is delighted to present this impressive and beautifully presented two-bedroom end-terrace villa, offering spacious accommodation and versatile additional space.

The vestibule leads into a generously proportioned living and dining room, featuring ample space for lounge and dining furniture. The contemporary kitchen is fitted with modern units, worktops and integrated appliances, from underfloor heating under slate tiles, with useful storage cupboard. A door provides direct access to the rear garden.

Upstairs, two spacious double bedrooms sit to opposite aspects, one with mirrored built in wardrobe. The family sized bathroom comprises a three-piece suite with corner jacuzzi bath and attractive tiled splashbacks.











Central Heating and double glazing
There are double-glazed windows throughout and the property benefits from an electric heating system by way of electric storage and electric panel heaters.

There is a gas supply to the front of the property but is not currently connected.

Garden and parking
The property benefits from front and rear gardens. To the rear, the fully enclosed, low-maintenance garden features a paved area and pagoda, providing an inviting outdoor space for relaxing and entertaining.

There are two allocated parking spaces to the rear of the property alongside unallocated free on street parking.

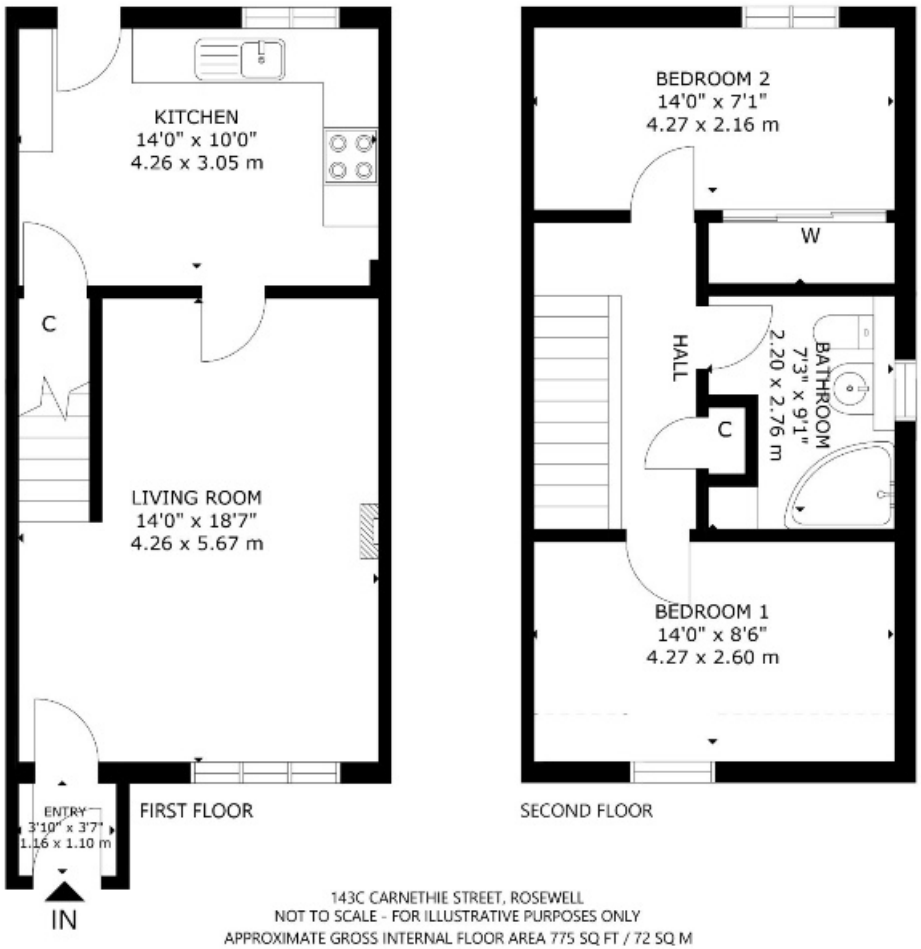
Location
Rosewell is a popular Midlothian village offering a peaceful residential setting while remaining within convenient reach of Edinburgh and the surrounding towns. The village has a welcoming community atmosphere and a good selection of local amenities, including a community centre, café, hairdressers, barbers, corner shop and fish and chip shop. A monthly farmers' market also provides an opportunity to enjoy local produce and support independent traders. For a wider range of shopping, supermarkets, cafés and leisure facilities, nearby Dalkeith and Bonnyrigg offer further options, while Straiton and Fort Kinnaird retail parks provide an extensive selection of well-known retailers. The surrounding countryside offers attractive scenery and opportunities for walking and outdoor recreation. Excellent road connections provide access to Edinburgh and the wider Lothians, making Rosewell an appealing choice for those seeking village living with convenient access to the capital.

Council Tax and EPC
Council Tax band C and has a E-rated Energy Performance Certificate.

Home Report
The property has been valued at £215,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
Light fittings and blinds will be included in the sale price. White goods are available upon separate negotiation.



143C CARNETHIE STREET, ROSEWELL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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