



217 Carnethie Street, Rosewell, Midlothian, EH24 9DN

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this beautifully extended modern, bright, and spacious two-bedroom semi-detached bungalow set within the lovely Midlothian village of Rosewell. Superbly located with open views to the rear, it is positioned close to the bus terminus and the centre of the village, it is within walking distance of all local amenities including primary schools and local shopping. The property is offered for sale in walk-in condition throughout having been well maintained and improved by its current owner. It will make a lovely family home and is sure to prove very popular with many potential purchasers including young families, professional couples, and those looking for ground floor living. There are good sized private garden grounds to the front and rear, with side access and a gated driveway in addition to unrestricted on-street parking. We would advise viewing at your earliest convenience to avoid the disappointment of missing out on this lovely property.

- Loft storage areas which are floored and lined with light, power, heating, and Velux windows to the rear
- Living room with front facing window, cornice, and picture rail
- Double bedroom one with large bay window to the front, fitted wardrobes, store cupboard, cornice, and picture rail
- Double bedroom two with side facing window, cornice, picture rail
- Gorgeous newly fitted family shower room, corner shower cubicle fitted with a raindrop shower and attachment, wc and sink with vanity unit, and a towel radiator
- Kitchen, dining, and family room within a fabulous open plan space benefitting from under floor heating, store cupboard, roof

- window and French doors to the rear garden
- Stunning fully fitted kitchen area with modern wall and base units with a host of integrated appliances, central island incorporating a breakfast bar and base storage units
- Utility room with window to the rear
- Gas central heating and double glazing
- Good sized garden grounds to the front and rear, providing open countryside views to the rear, the ideal space for relaxation and entertaining
- Gated driveway and unrestricted on-street parking
- Brick built store and workshop with light and power



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.

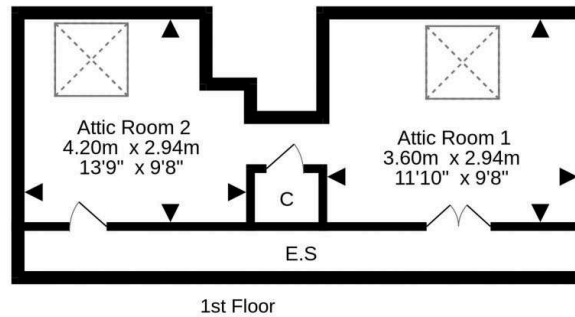
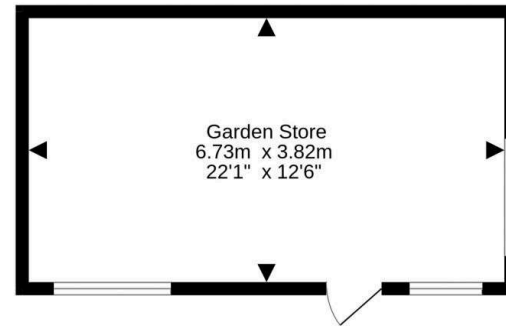
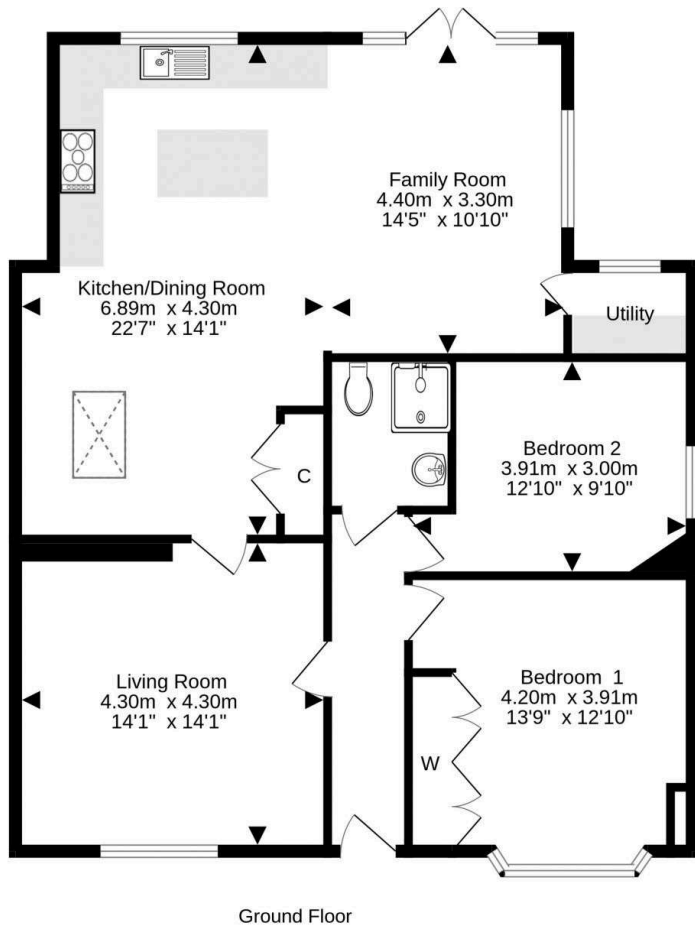
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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.

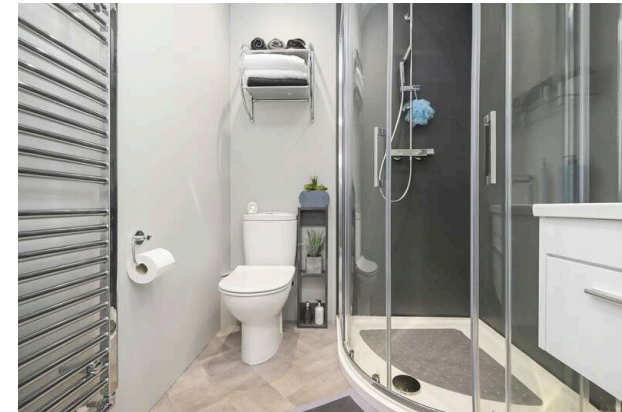
Price & Viewing

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.

