



58 Carnethie Street, Rosewell, Midlothian, EH24 9AR

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Modern and spacious with a host of extras. McDougall McQueen are delighted to present to the market this beautifully presented bright and spacious two-bedroom end terraced cottage set within the lovely Midlothian village of Rosewell. Conveniently located, close to the centre of the village, this property is within walking distance of all local amenities including primary schools and local shopping. The property is offered for sale in excellent order 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 first time buyers, professional couples, and those looking for ground floor living. There are good sized private garden grounds to the rear with side access, and a driveway, with additional on-street parking. We would advise viewing at your earliest convenience to avoid the disappointment of missing out on this lovely property.

- Hallway with loft ladder access (part floored)
- Inner hallway with store cupboard
- Spacious living room with bi-fold doors to the rear
- Lovely fitted kitchen with gloss white units, solid wood worktops, inset sink, gas hob, oven, extractor, integrated fridge freezer, and integrated washing machine
- Double bedroom one with twin front facing windows, full width mirrored wardrobes and store cupboard
- Double bedroom two with front facing window and full width

- built-in wardrobes
- Gorgeous family bathroom with double ended bath, roof mount raindrop shower head, shower attachment, shower screen, wc, and sink with vanity unit, mirror with touch control light, and flush wall mount bathroom TV
- Gas central heating and double glazing
- Good sized, sunny aspect garden grounds to the rear, providing the ideal space for relaxation and entertaining
- Driveway to the rear with additional on-street parking to the front



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.

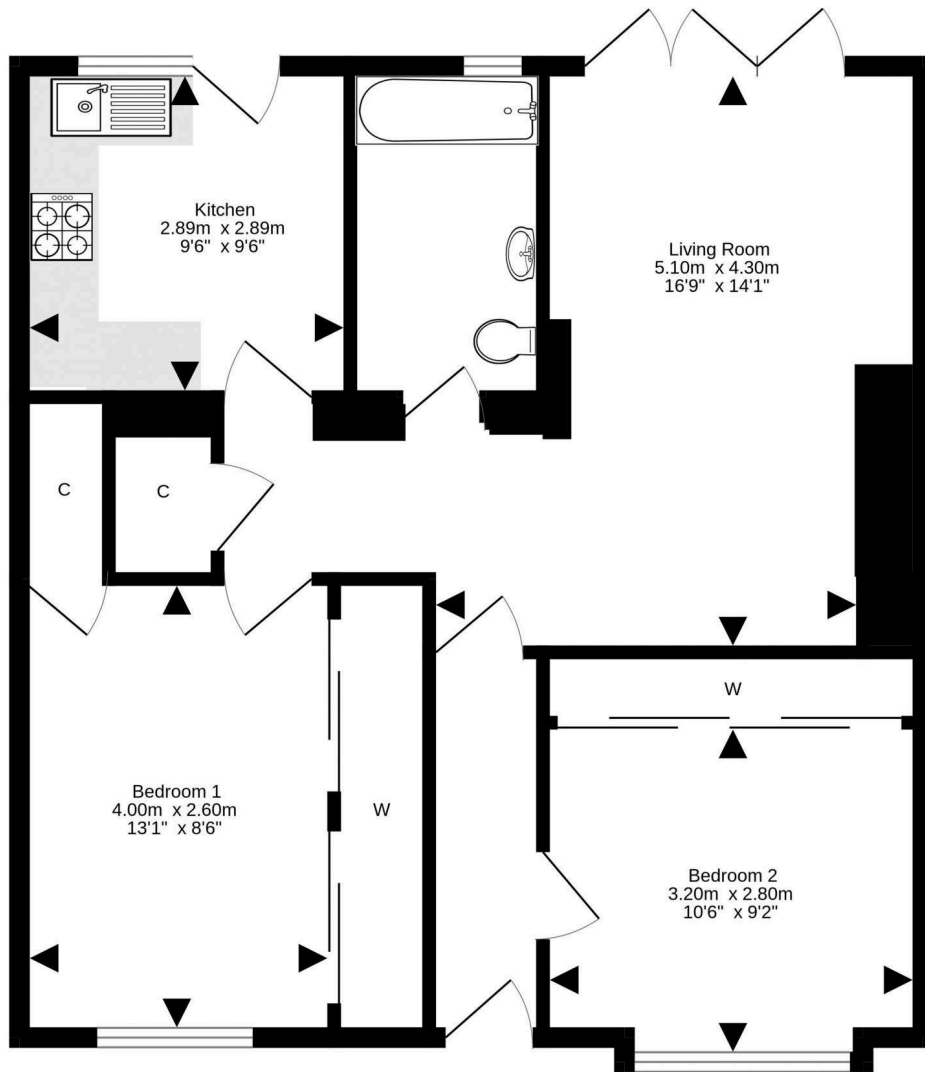
Extras

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.

