



9 Lindsay Row,
Rosewell, Midlothian, EH24 9EJ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive bay windowed living room with feature fire.
- Family room with French doors to the rear garden.
- Spacious dining kitchen with integrated appliances.
- French doors leading to the garden at rear.
- Access to utility room/gym.
- Upper landing with storage.
- Access to attic storage space.
- Master bedroom with bay window, fitted wardrobes & en suite shower room.
- Three further double bedrooms with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating
- Double glazing.
- Private garden to front.
- Double driveway leading to garages.
- Extensive enclosed west facing garden to rear.
- Unrestricted on-street parking.
- Excellent open outlook to rear.

GENERAL DESCRIPTION

A superb detached villa situated in an established development in the highly-regarded village of Rosewell in Midlothian. The property is in an ideal commuter base with its close proximity to the Edinburgh City By-pass and motorway network and there is a wide range of local amenities close at hand. The property would make a fabulous family home in a great location.





LOCATION

Surrounded by open countryside at the foot of the Pentland Hills, Rosewell is a delightful village some 10 miles south of Edinburgh. The village benefits from excellent transport links including the Borders Railway which offers fast and frequent services into the city centre from Eskbank. The city by-pass is within a short drive facilitating swift and easy access to the west side of the city, Edinburgh International Airport and the central motorway network. The by-pass also gives access to the A1 and East Lothian's beautiful sandy beaches and championship golf courses. Whilst the village itself offers primary education and local shopping facilities, senior schooling and a more extensive range of shopping facilities are available in neighbouring Bonnyrigg, Dalkeith and Penicuik. The Straiton Retail Outlet is also within a short drive and plays host to the majority of High Street names and a 24 hour Asda. Some of the city's finest independent schools are also within a short drive. Leisure options include golf courses, the Penicuik to Dalkeith walkway/cycle path, the delightful meandering paths through Rosslyn Glen, Hillend Winter Sports Centre and the wonderful open spaces of the Pentland Hills Regional Park, to name but a few.

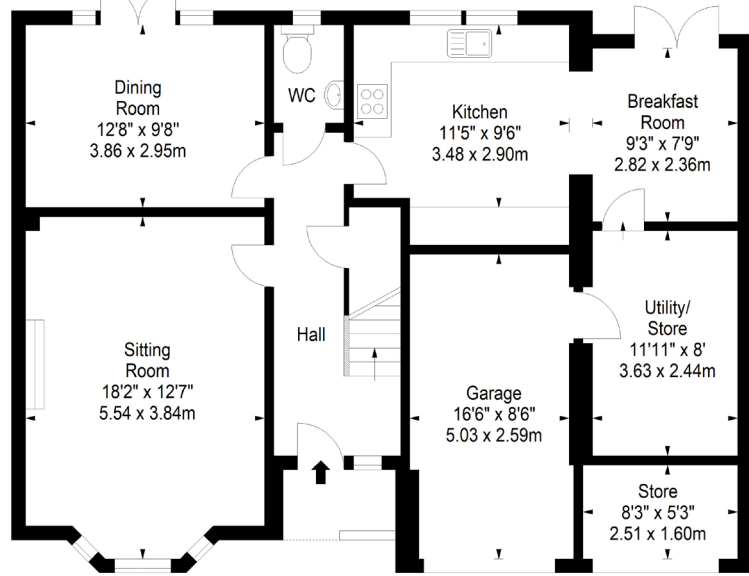
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS. SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE.



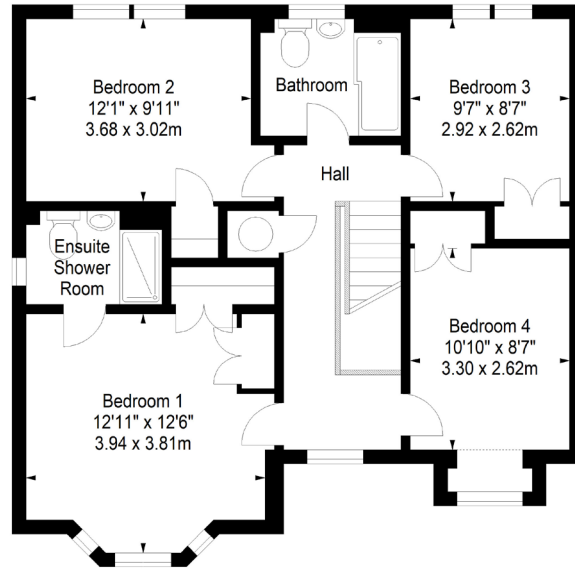
COUNCIL TAX BAND: F
TRAIN STATION: APPROXIMATELY 4.4 MILES TO ESKBANK TRAIN STATION.
APPROXIMATELY 4.8 MILES TO NEWTONGRANGE TRAIN STATION.
AIRPORT: APPROXIMATELY 14.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.
FACTORING NOTE:
THE COMMUNAL GROUNDS ARE MAINTAINED BY TRINITY FACTORS WITH APPROXIMATE CHARGE OF £22 PER CALENDAR MONTH.

**Lindsay Row,
Rosewell, EH34 9ES**

Approx. Gross Internal Area
1752 Sq Ft - 162.76 Sq M
(Including Garage & Store)
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.