










Offers Over
£275,000

197 Carnethie Street

Rosewell | Midlothian | EH24 9DN

Impressive semi-detached bungalow with extensive gardens, perfectly situated in the charming village of Rosewell, Midlothian, this property offers stunning views of the open countryside and enjoys a spacious and peaceful location on a quiet street. The property benefits from planning permissions to extend and is ideally suited to growing families, early viewing is advised!

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Off Street Parking to rear
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

In brief the internal accommodation comprises; welcoming vestibule which leads to a light and bright internal hallway; to the front of the property and benefitting from a sunny westerly aspect is the formal reception room offering a modern neutral décor, stylish flooring and a press cupboard. The contemporary newly installed fitted kitchen offers a range of wall and base units, stylish tiling to splash areas and space for a dining table. To the rear is a pleasant sun room offering a wonderful lounge area for a peaceful retreat, which offers direct access to the garden. To the front of the property is the principal bedroom which benefits from ample space for free standing furniture and a luxurious en-suite shower room. Two further equal size and well proportioned double bedrooms with a pleasant aspect to the quiet rear garden. A lavish family bathroom completes the accommodation with a crisp white three piece suite including stand-a-lone bathtub and separate walk in cubicle housing a thermostatic shower.

The property throughout has been meticulously designed and finished to a high standard during the recent refurbishment and offers any buyer a true turn key opportunity.



This property has been subject to partial virtual staging of one room to show the effect of makeover on the property.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garden

The outdoor space is equally generous as the accommodation, featuring a stunning, large enclosed rear garden with a leafy green outlook. It boasts a spacious lawn surrounded by mature plants and shrubs, and a large paved patio ideal for al fresco dining and entertaining in a secluded spot. Additionally, there is a garden shed for extra storage. There is off street parking accessed via a private lane to the back of the property. This has space for up to 2 cars.

Viewing

Please contact Neilsons on 0131 625 2222.





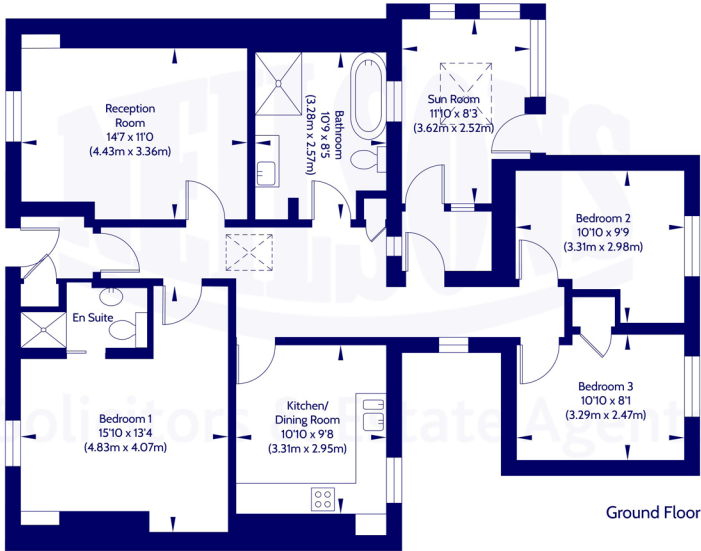
Location

Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many 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. Nursery and primary schooling is provided locally at Rosewell Primary School, followed by secondary education at Lasswade High School in Bonnyrigg. The City Bypass is within easy reach, providing access to main Scottish motorway network and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.





Approx. Gross Internal Floor Area 99.3 Sq M / 1069 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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