










Offers Over
£135,000

10 Rosewell Road

Bonnyrigg | Midlothian | EH19 3PA

A well presented and most appealing main door lower villa, enjoying a high amenity location and benefiting from an extensive driveway and private garden to the rear.

-  2 bedroom
-  1 public room
-  1 bathroom
-  Driveway
-  Private rear garden
-  EPC rating – C
-  Council tax band- B



Description

The internal accommodation briefly comprises: entrance hallway with built-in storage, well-proportioned reception/ dining room with attractive focal fireplace, laminate flooring and coving to ceiling, dual facing kitchen fitted with a good variety of white base and wall mounted units, complete with contrasting wipe-clean worktops and a selection of built-in appliances, good sized principal bedroom which overlooks the rear garden, second double bedroom with recently laid carpet, and family bathroom with three piece white suite, over-bath shower and contemporary tiling to splash areas.



Extras

All blinds, floor coverings, white goods and integrated appliances will be included.

Gardens and Driveway

The property boasts a generously sized, fully enclosed private garden to the rear which enjoys a bright south facing aspect and features paved patio, lawn and drying facilities. To the front of the house is a substantial gated monoboc driveway, providing excellent off-street parking for two vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).



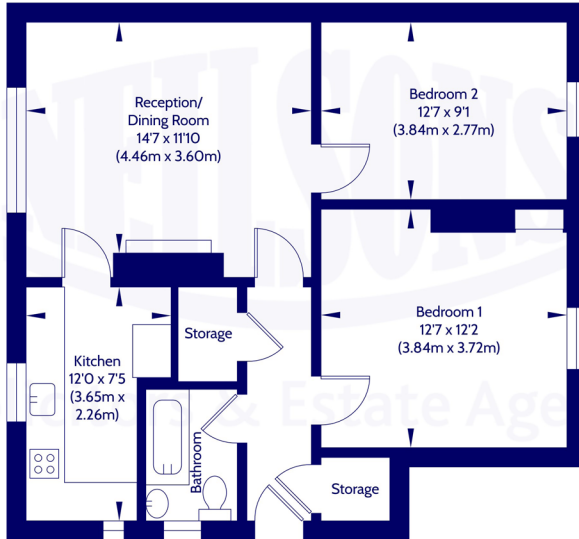


Location

Rosewell Road forms part of the established and sought-after Midlothian town of Bonnyrigg, some eight miles southeast of Edinburgh's city centre. The property is conveniently located close to many local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services available close by leading to Edinburgh City Centre and surrounding areas. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the nearby centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.



Approx. Gross Internal Floor Area 62.55 Sq M / 673 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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