



4 Cochrina Place, Rosewell, EH24 9AD

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## Welcome

Welcome to 4 Cochrina Place, Rosewell. McDougall McQueen are delighted to present to the market this beautiful, bright, and spacious, two-bedroom traditional terraced miner's cottage set within the lovely Midlothian village of Rosewell. Superbly located within the heart of the village, it is within walking distance of all local amenities, including primary schools, local shopping, and bus stops. 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 extremely 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 unrestricted on-street parking, and a vehicle access lane to the rear.

- Fantastic location, close to all amenities, within a gorgeous village setting
- Hallway with ample storage, handy clothes pulley, and loft access (a great space with potential to convert as other properties have in the area)
- Spacious living and dining room with rear facing French doors, feature fireplace with wood burning stove, and open shelved storage with small cupboard below
- Main double bedroom with twin windows to the front, and an Edinburgh press style store cupboard
- Double bedroom two with front facing window, and built-in storage
- Lovely family bathroom with three-piece white suite, with raindrop shower and attachment over the bath, wc, and sink
- Recently fitted modern kitchen with access to the rear garden, a range of base and wall units, small breakfast bar, wine rack, ceramic hob, extractor, oven, integrated fridge freezer, and including the washing machine
- Gas central heating and double glazing
- Good sized garden grounds to the front and rear, the ideal space for relaxation and entertaining
- Brick built detached store/workshop complete with light and power
- A lane at the rear provides vehicle access and potential to provide off-street parking
- Unrestricted on-street parking to the front of the property and in the surrounding streets







## Rosewell

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining free-standing white goods. 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.





# Get in touch

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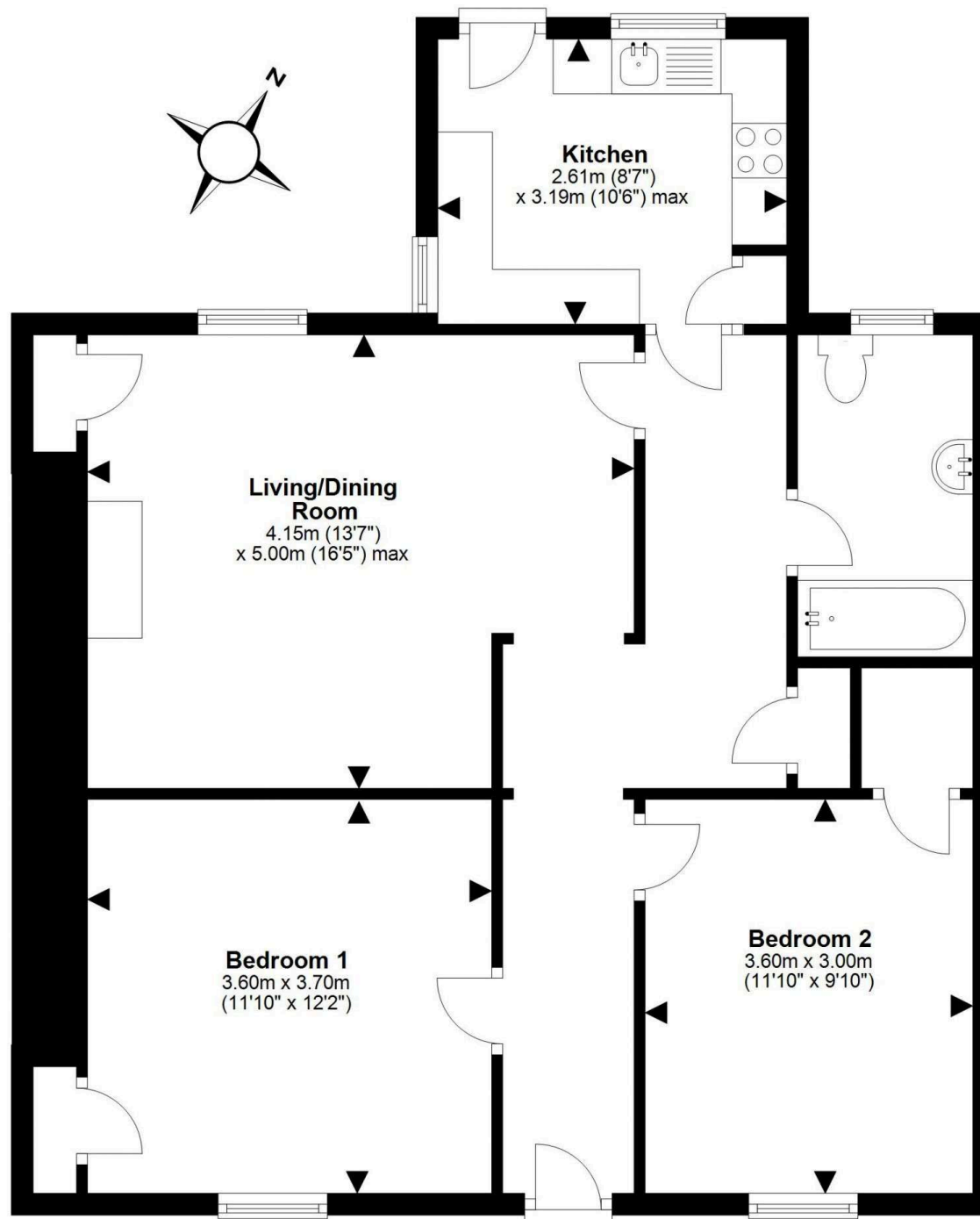
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EH22 1JB

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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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.