

**26 Cochrina Place  
Rosewell EH24 9AD**

**Fixed Price £175,000**

Entrance Hallway  
Large lounge/dining room with  
feature fireplace  
Fitted kitchen  
2 double bedrooms with built in  
wardrobes  
Single bedroom with storage  
Family bathroom with white three  
piece suite  
Double glazing & Gas central heating  
Private front and rear south facing  
garden  
On street parking

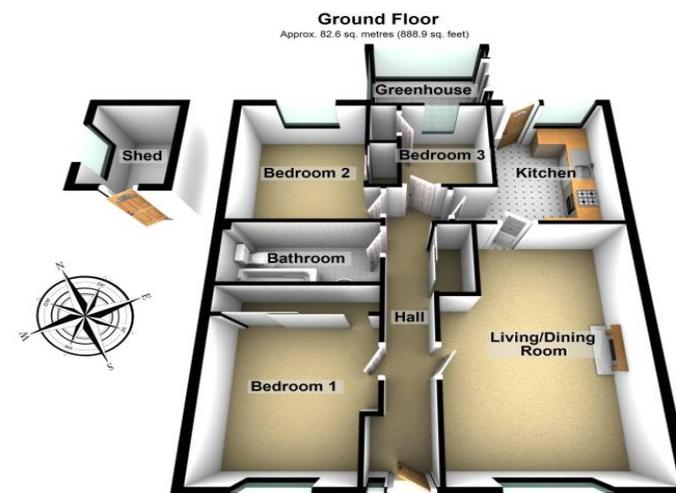


## Attractive and spacious semi detached bungalow set within peaceful cul-de-sac

An attractive and spacious 3 bedroom semi-detached bungalow located in a peaceful cul-de-sac within a popular and well established residential area.

The accommodation comprises a welcoming entrance hallway, large lounge/dining room with feature fireplace, fitted kitchen with an array of base and wall mounted units together with ample space for a kitchen table and chairs, 2 double bedrooms both with built in wardrobes and a single bedroom also with storage. The family bathroom is fully tiled with white suite. The property benefits from gas central heating, double glazing and there is excellent storage space throughout. There are gardens to the front and a fully enclosed south facing rear garden and there is on-street parking readily available.

The popular Midlothian village of Rosewell is located some eleven miles from Edinburgh City Centre. Rosewell enjoys a semi-rural location yet the property is ideally located for the commuter as has easy access to the city by-pass and regular public transport to and from the City Centre and surrounding towns. Rosewell offers local shopping adequate for day to day requirements with more extensive amenities including leisure facilities available only short drive away in nearby Bonnyrigg, Dalkeith and Penicuik. There is local primary schooling in the village with secondary schooling in Bonnyrigg and Dalkeith. The village also boasts its own golf course and bowling club and for those seeking a more leisurely fitness regime the immediate area around Rosewell offers a variety of lovely country walks and bridle paths whilst the popular woodlands of Roslin Glen Country Park are within close reach. Midlothian offers good facilities for the sporting and fitness enthusiast with leisure centres and a number of golf courses nearby. A Community Hospital can be found in nearby Bonnyrigg close to the 24 hour Tesco store at Eskbank where a train station will be located for the Borders Rail Link. The area also offers a good selection of award winning restaurants and a variety of places of interest only minutes away such as the Scottish Mining Museum, Dalkeith Palace and Park and Rosslyn



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

**Council Tax Band D**

**Energy Rating C**

**Viewings by appointment 0131 337 1800**

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