Schoolhouse, 69 Carnethie Street
Rosewell, Midlothian, EH24 9AN
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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Bay windowed living room.
- Formal dining room.
- Breakfast room.
- Kitchen.
- Five double bedrooms.
- Bathroom.
- Study/home office.
- White meter heating.
- Many original features including fireplaces, cornicing’s, shutters & doors.
- Extensive driveway providing off-street parking.
- Extensive garden grounds stretching up to 0.5 of an acre.
- External storage.
- Unrestricted on-street parking.
GENERAL DESCRIPTION

The “Schoolhouse” is a traditional stone-built building built circa 1850 in the small village of Rosewell in Midlothian. The property is an ideal commuter base into Edinburgh and is situated on the outskirts of Bonnyrigg with easy access into the city centre and local amenities. The property is set within half an acre's worth of land and is in need of full modernisation and redecoration but offers excellent development potential to any purchaser. There is also potential to build within the grounds another property subject to the usual planning consents.
LOCATION

Rosewell offers an idyllic village lifestyle in a rural setting, whilst being well placed for easy commuting to both Edinburgh and the Borders. Surrounded by open countryside at the foot of the Pentland Hills, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Bonnyrigg and Dalkeith. 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 with a hydrotherapy suite, a state-of-the-art gym and a programme of fitness classes, or 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 the Lasswade High School Centre. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.

EXTRAS:
The property would be sold as seen and there is no guarantees for the heating or any kitchen appliances.
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.