










Offers Over

**£360,000**

## 13 Rosedale Grove

Rosewell | Midlothian | EH24 9DQ

A fantastic and rare opportunity has arisen to acquire this impressive three bedroom detached villa quietly positioned within an established residential development in Rosewell. Within easy reach of excellent amenities, schooling and links to the main commuter networks, the property will undoubtedly make for an ideal family home. Viewing suggested.

-  3 beds
-  2 public
-  2 bathrooms
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

Internally, the property is presented in an immaculate condition whilst briefly comprising of; welcoming entrance vestibule, hallway with an understairs storage cupboard housing the boiler (fitted October 2023), bright and spacious lounge with an electric fireplace and feature mantelpiece, stunning triple-aspect orangery with a skylight and French doors leading to the garden, fully-fitted kitchen with a range of integrated and tiling in splash areas whilst being styled with glossy units and a dark worktop, sizeable second reception room currently used as a dining/TV room, fully-fitted utility with more integrated white goods, W/C with a heated towel rail, first floor landing with attic access, large principal double bedroom with integrated wardrobes and fitted drawers, partially-paneled ensuite shower room with a walk-in rainfall shower and heated towel rail, two further generous double bedrooms with integrated wardrobes and space for freestanding furniture, and a partially-paneled family bathroom suite with an over-bath rainfall shower and heated towel rail.



Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, dishwasher, washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property benefits from gorgeous private gardens to both the front and rear. The front is laid to lawn with a hedge row and the beautiful rear garden has been maintained to an excellent standard whilst mostly being laid to lawn with a summerhouse, two patio areas and stunning mature plants and shrubs. For the car owner, there is a single driveway for off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







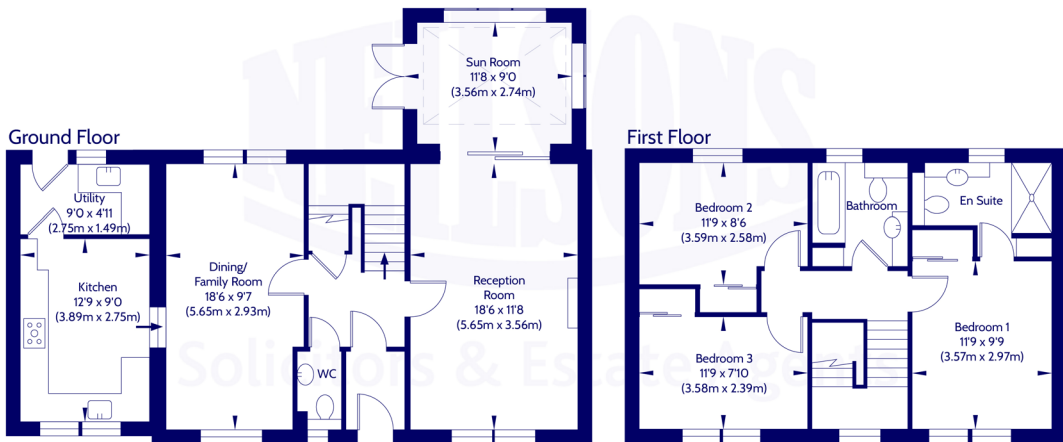
## Location

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 and St Matthew's Primary Schools, 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 126.29 Sq M / 1359 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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- [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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