










Solicitors & Estate Agents



11 Fairlie Grove

Rosewell | Midlothian | EH24 9BZ

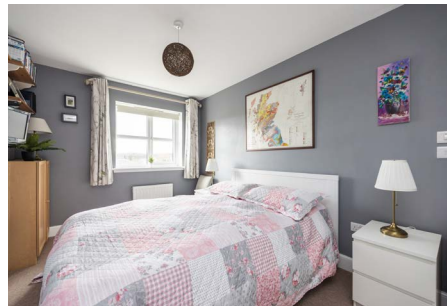
This modern mid-terrace property is an excellent choice for a starter family home, offering a well-designed layout, allocated parking, and a front row location within a contemporary modern development. The property is beautifully positioned overlooking the surrounding countryside.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

Upon entering, you are welcomed by a bright entrance hallway leading to a front south-facing reception room that enjoys pleasant views of the surrounding countryside. An inner hallway separates the reception room from the kitchen which includes a convenient under stairs storage cupboard and a downstairs WC incorporating a fitted and shelved utility cupboard and plumbed for a washing machine. The fitted kitchen features a range of wall and base units, complemented by a matching worktop and splash back. The adjoining dining area benefits from glazed french doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. Upstairs, the front facing principal double bedroom boasts a built-in wardrobe and a private en-suite shower room. A second generously proportioned double bedroom, positioned to the rear, offers stunning countryside views towards Esk Valley and The Pentland Hills. The third bedroom, is versatile in use, and would make an ideal home office, nursery, or single bedroom.



The communal areas in the development are managed and maintained by Hacking and Paterson with a cost of £30 per quarter payable.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The rear garden is designed for both relaxation and practicality, featuring a decked seating area, a lawn, a large garden shed, and a rear access gate. Bordering the garden is shrubs and a cherry tree for additional privacy and seasonal colour. The property also includes allocated parking along with additional visitor spaces, ensuring convenience for both residents and guests.

Viewing

Please contact Neilsons on 0131 625 2222.





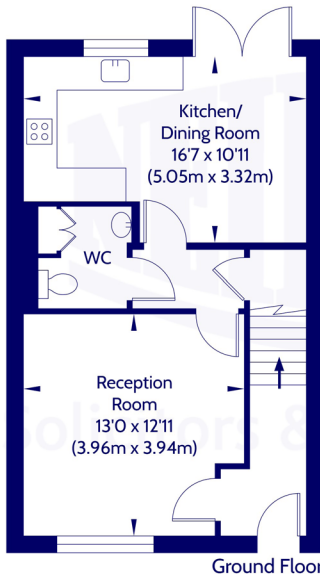
Location

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 School, 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.

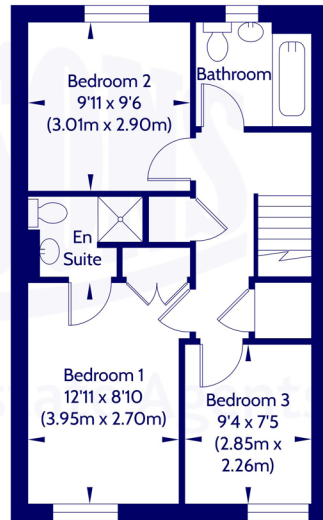




Approx. Gross Internal Floor Area 85.93 Sq M / 925 Sq Ft.



Ground Floor



First Floor

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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