



Solicitors & Estate Agents



Offers Over

£450,000

“Viewfield” 229 Carnethie Street

Rosewell | Midlothian | EH24 9DN

This stunning, beautifully presented detached house is a must see! With panoramic countryside views, an impressive secluded private rear garden with pond, driveway and basement with extensive storage facilities and bar - this home has it all!

-  4 Bedrooms
-  3 Public rooms
-  3 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, the deceptively spacious accommodation has been extended to the side and rear, offering a great deal of flexibility, ideal for those with a growing family or perhaps with a business from home. Affording excellent natural light throughout and with the most incredible open views to the rear, this wonderful home is truly unique! Having been meticulously maintained and upgraded by the present owners, the stylish accommodation comprises; welcoming entrance hall with storage provisions, attractive and spacious front-facing sittingroom with multi-fuel stove. The delightful conservatory is located off, where stunning views over the garden and countryside beyond can be enjoyed. Direct access is provided to the extensive patio with electric sun canopy. The substantial and contemporary kitchen/diningroom is a fantastic space for families or entertaining with further access via French doors leading to the rear patio/garden. The kitchen itself is fitted with a range of sleek wall and base units with built-in hob/oven/hood with integrated fridge and dishwasher. There is a handy utility cupboard with washing machine. The ground floor also has the benefit of a recently upgraded bathroom, a sizeable double bedroom and of particular note is the fourth bedroom, access via steps from the hallway with its own front door, providing an excellent business opportunity/granny annex or home office. A carpeted staircase with mood lighting leads to the upper landing with extensive, cleverly designed built-in storage with granite worktops and enjoys good natural light by way of the Velux window to the rear. There are two large double bedrooms, with the principal bedroom benefiting from wall-to-wall fitted wardrobes and an en-suite WC apartment. A further stylish bathroom is located on this landing with white suite and mains shower. Further benefits include double glazing and a gas central heating system.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, integrated fridge, integrated dishwasher, free standing concealed freezer and washing machine. In the bar area, the pool table, wall-mounted TV and bar stools shall be included if desired. No pots or ornaments within the garden shall be included and an agreement can be arranged should someone be interested in the fish in the pond.

Gardens and Driveway

There is an attractive garden to the front with monoblock driveway providing off-street parking. A particular feature of this exceptional home is the delightful, landscaped garden ground located to the rear of the property. A true haven, enjoying a high degree of privacy with incredible uninterrupted countryside views. There is a large decked patio with electric sun canopy with steps leading to the sizeable lawn with well established borders. There is a log store, pond and steps leading to a paved patio housing the garden shed. The basement is a true gem providing three rooms, two of which providing fantastic storage/workshop and the 3rd having been turned into a bar room – a fantastic size with power and light, wall mounted TV, bar area with stools and a pool table.

Viewing

By appointment with Neilsons on 0131 625 2222.





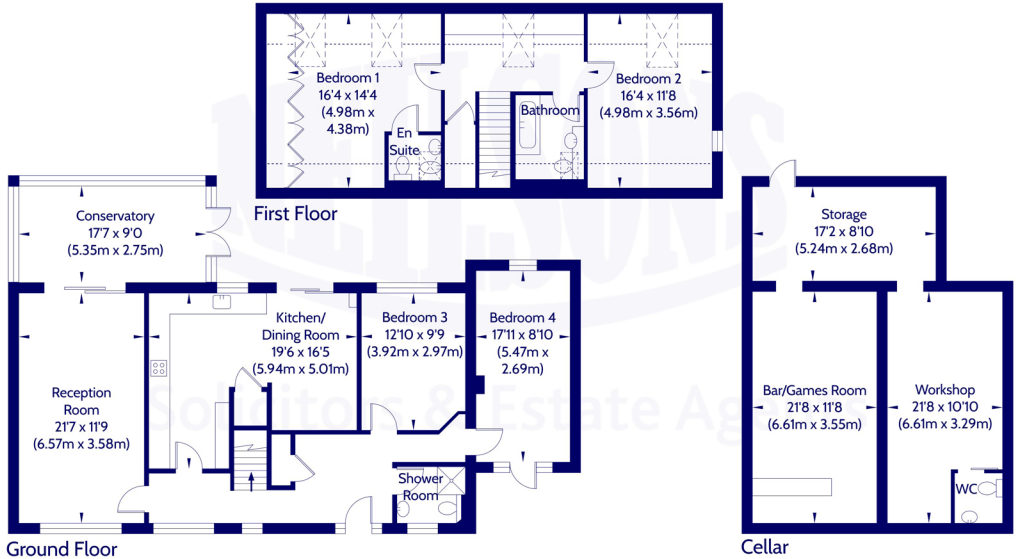
Location

Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Bonnyrigg, Lasswade 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 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 178.67 Sq M / 1923 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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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.



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