










Solicitors & Estate Agents



Loganview

Rosewell | Midlothian | EH24 9EA

This charming, detached bungalow enjoys a peaceful semi-rural location, offering stunning open countryside views. With a full neutral décor throughout, the property provides a blank canvas for buyers to personalize to their taste. Outdoor space and a private driveway further enhance its appeal, making it an excellent choice for those seeking a tranquil lifestyle while remaining within easy reach of local amenities.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Driveway
-  Private Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

At the front of the property, a spacious conservatory serves as a welcoming entrance and a versatile living space, complete with power and heating for year-round use. The heart of the home is the generous fitted kitchen, featuring an abundance of wall and base units, a full range of integrated appliances, and a stylish black subway-tiled splashback. A convenient breakfast bar provides additional seating, making this space both functional and sociable. The reception room is designed to take full advantage of the breathtaking countryside aspect, creating a bright and airy space for relaxation. The property boasts three well-proportioned double bedrooms, each with wooden flooring and a neutral color scheme, offering a warm and inviting atmosphere. The modern shower room is fitted with a crisp white two-piece suite, a glass shower cubicle with an electric shower, and sleek, complementary tiling. A heated chrome towel rail adds both style and practicality.



Extras

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

Gardens & Parking

Externally, the property benefits from an extensive chip stone driveway and a private garden that overlooks rolling countryside, providing a peaceful outdoor retreat to enjoy nature and uninterrupted views.

Viewing

Please contact Neilsons on 0131 625 2222.





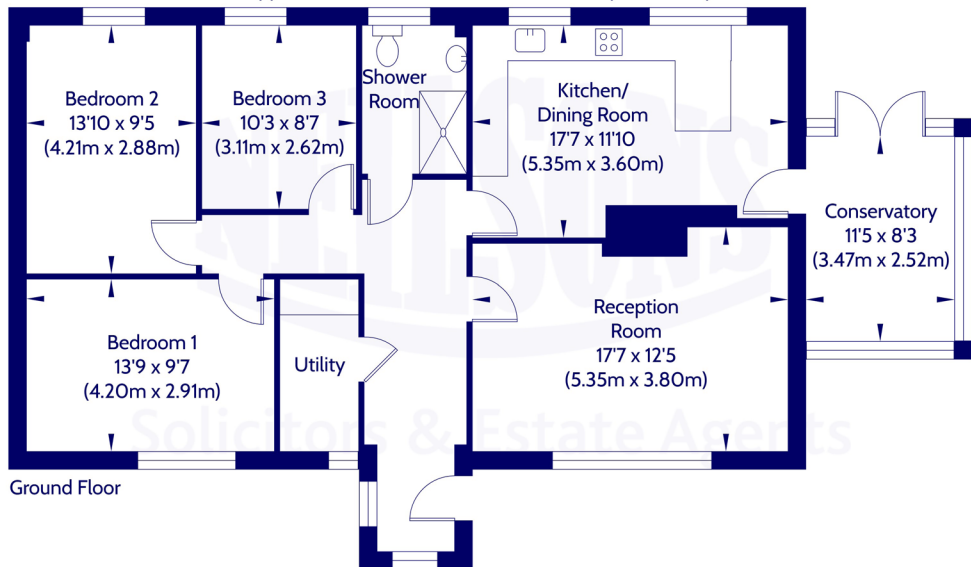
Location

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 103.88 Sq M / 1118 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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