



25 Victoria Street, Rosewell, Midlothian, EH24 9BP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to present to the market this beautiful, bright, and spacious, two-bedroom traditional end terraced cottage set within the lovely Midlothian village of Rosewell. Superbly located within the heart of the village, it is within walking distance of all local amenities, including primary schools, local shopping, and bus stops. The property is offered for sale in walk-in condition throughout having been well maintained and improved by its current owner. It will make a lovely family home and is sure to prove extremely popular with many potential purchasers including young families, professional couples, and those looking for ground floor living. There are good sized private garden grounds to the front and rear, with unrestricted on-street parking. We would advise viewing at your earliest convenience to avoid the disappointment of missing out on this lovely property.

- Fantastic location, close to all amenities, within a gorgeous village setting
- Hallway with storage, handy clothes pulley, and loft access (a great space with potential to convert as other properties in the street have already done)
- Spacious living and dining room with rear facing windows, fireplace, and store cupboard
- Main double bedroom with twin windows to the front, cornice, and an open shelved store cupboard
- Double bedroom two with front facing window, and a deep store cupboard
- Lovely family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Modern fitted kitchen with access to the rear garden, a range of base and wall units, ceramic electric hob, extractor, oven, and under counter white goods
- Gas central heating and double glazing
- Good sized garden grounds to the front and rear, the ideal space for relaxation and entertaining
- A lane at the rear provides access and potential to provide off-street parking
- Unrestricted on-street parking to the front of the property and in the surrounding streets



## Location

Rosewell itself is located approximately ten miles South of Edinburgh and is ideally situated for the commuter providing regular public transport service to the City Centre and surrounding areas. The new Borders Rail Link is available with stations at nearby Newtongrange and Eskbank. Edinburgh City Bypass is also easily accessible linking major commuter routes. Rosewell offers several local amenities, local shopping, the Steading (a multi-function community hub), Nursery and Primary schooling, a golf club, and a bowling and social club. There are stunning walks and a cycle path that stretches from Dalkeith to Penicuik. Further facilities are available at neighbouring Midlothian towns; Bonnyrigg, Dalkeith, and Penicuik, where secondary schooling and further shopping and supermarkets are available.

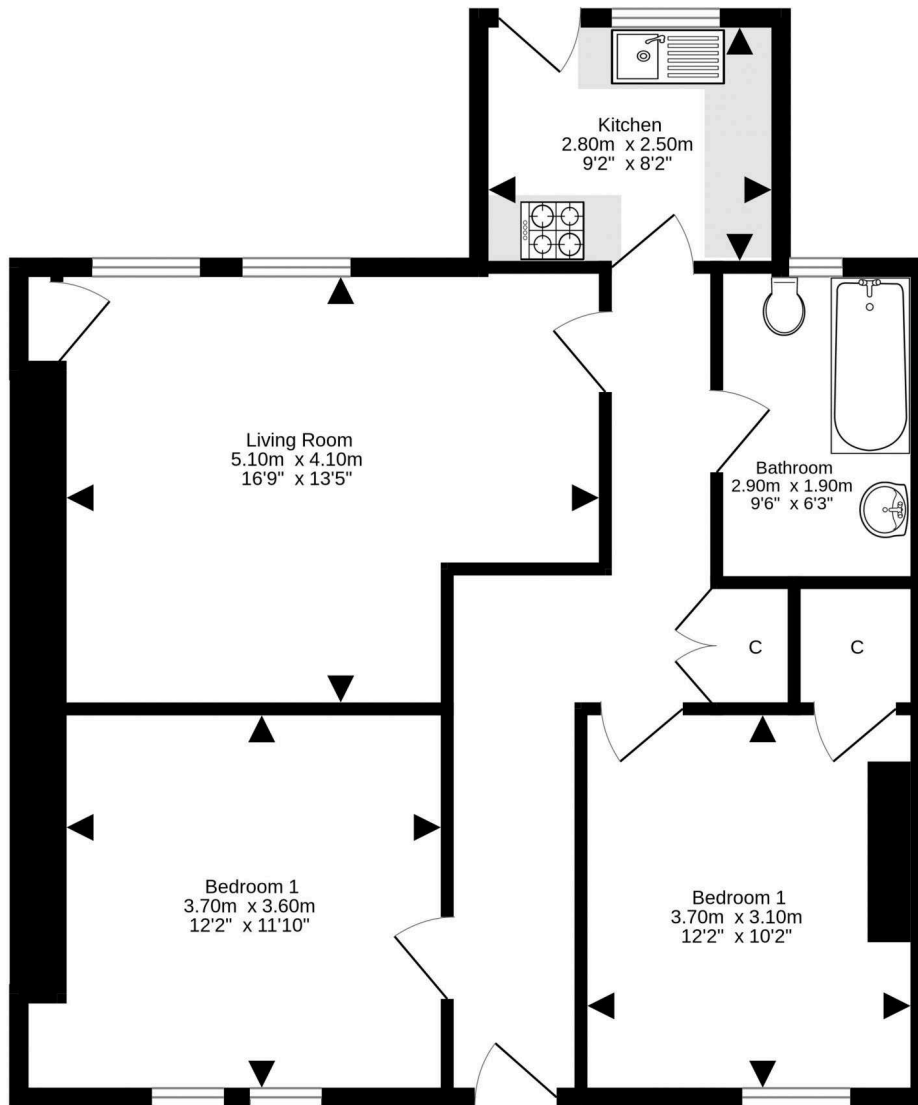
## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, free-standing white goods, and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

