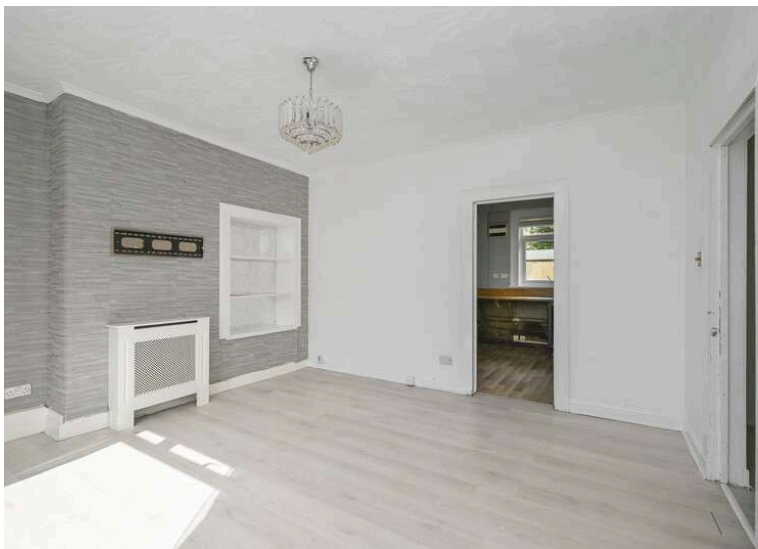




56 Pentland Crescent, Rosewell, Midlothian, EH24 9BJ

www.mcdougallmcqueen.co.uk



This is an opportunity not to be missed for first time buyers and families looking for a bigger property. McDougall McQueen are delighted to present to the market this spacious three-bedroom terraced house, set on a substantial garden plot in a quiet yet extremely popular residential area in the lovely Midlothian village of Rosewell. Conveniently located, this property is within walking distance of all local amenities including primary schooling, local shopping, and The Steading. The property is offered for sale now requiring refurbishment but given previous sales of this house type represents excellent value in today's market. This property will make a lovely family home and is sure to prove popular with many potential purchasers. There are good sized private garden grounds to the front and rear with the rear garden backing on to the walk and cycle way which runs from Penicuik to Eskbank.

- Excellent location within an established residential area
- Hallway with under stair storage
- Spacious living room with window to the front and open shelved storage
- Basic kitchen with a range of base and wall units
- Rear hall with worktop, store cupboard and rear garden access
- Ground floor bathroom with P-shape shower bath, shower over with shower screen, wc, and sink
- Upper landing with front facing window
- Upper hallway with shelved store cupboard and loft access
- Family wet room with electric shower, wc and sink
- Upper hallway with store cupboard and loft access
- Bedroom one with front facing window and open store cupboard
- Bedroom two with window to the rear and open store cupboard
- Bedroom three with window to the rear
- Gas central heating and double glazing
- Private front and rear gardens which are ideal for outside entertaining and not overlooked at the rear
- Superb potential to make a lovely family home



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.

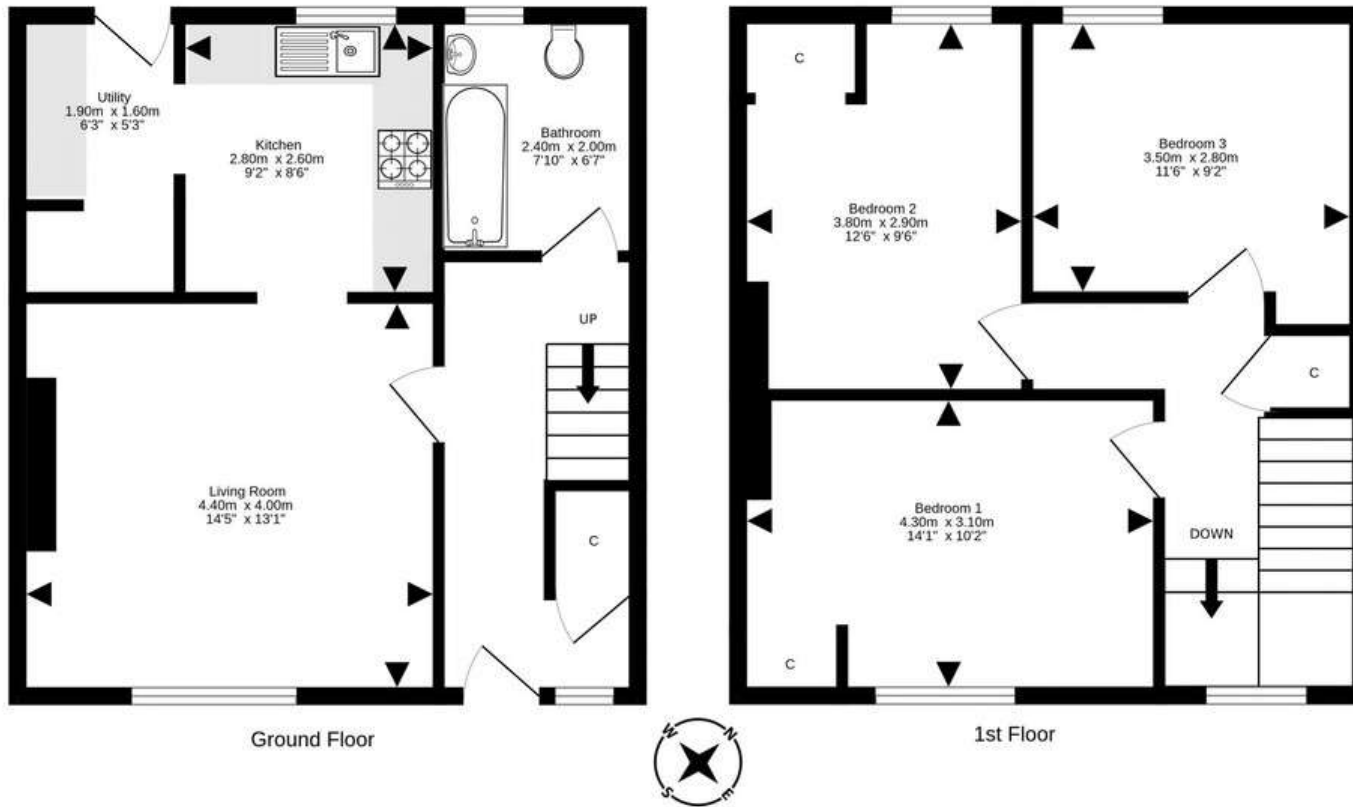
Extras

Included in the sale are: Remaining floor coverings, light fittings, and blinds where fitted. No warranty applies to any integrated appliance, free standing white goods or any other movable item included in the sale, these items are deemed 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.
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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.

