





Welcome

Welcome to 50 Lindsay Circus, Rosewell, a lovely bright, spacious, and modern five-bedroom, two-bathroom, executive detached villa built around 2006 by Keir Homes and brought to the market by McDougall McQueen. Sitting on the edge of the lovely Midlothian village of Rosewell the property is conveniently located and is within walking distance of all local amenities. The property is offered for sale in excellent condition throughout having been well maintained by its current owners. It will make a lovely home for professional couples or those with a growing family and is sure to prove extremely popular with many potential purchasers. There are private garden grounds to the front and rear of the property which are ideal spaces for outside entertaining. A Monoblock driveway provides off street parking and access to an integral garage which has both light and power. We would advise viewing at your earliest convenience to avoid the disappointment of missing this lovely family home.



- Welcoming hallway with stairs to the upper level
- Ground floor WC
- Well-proportioned living room with front facing window and French doors to the dining room
- Dining room with French doors to the rear garden
- Garden room with bay style French doors and windows to the rear
- Lovely breakfasting kitchen with breakfast bar, a range of base and wall units with gas hob, extractor, integrated double oven, dishwasher, and fridge freezer
- Utility room with sink, base and wall units, providing both garden and garage access
- Ground floor bedroom five/family room with front facing window
- Upper hallway with loft space access
- Main bedroom with built-in his and hers wardrobes and front facing window
- En-suite shower room with double shower base, electric shower, wc, and sink with vanity unit
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with rear facing window
- Modern family bathroom p-shape shower bath, electric shower over, shower screen, wc and sink with combined vanity unit
- Double glazing and gas central heating
- Double Monoblock driveway & integral garage with light and power
- Front and rear gardens providing a great entertainment and outdoor living space





Rosewell

Rosewell itself is located approximately ten miles South of Edinburgh with the larger Midlothian towns of Penicuik, Bonnyrigg, and Dalkeith only a short drive away, as is the Straiton Retail Park, with a host of shops and retail outlets including Next, Nike, M & S Food, Costco, and Ikea. Transport links to the City of Edinburgh are excellent with a local bus service in operation and train stations again only a short drive away at nearby Newtongrange, Gorebridge and Eskbank. Edinburgh City Bypass, the M8 and A1 are also easily accessible linking major commuter routes throughout Scotland and the South. Rosewell offers a number of local amenities and two Primary schools with further secondary education available at neighbouring Midlothian towns of Bonnyrigg and Penicuik.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

