





Welcome

Welcome to 2 Rosebank Place, a superbly positioned, modern residence nestled in a desirable new development. This stunning family home offers contemporary living at its finest, ideally situated close to excellent local schooling and community amenities. Designed with both style and comfort in mind, this immaculate property boasts a wealth of exceptional features and thoughtful upgrades, providing an outstanding opportunity for those seeking a turnkey home in a welcoming neighbourhood.

- Sought-after modern development, close to schooling and local amenities
- Stylish, well-maintained family home with a host of quality extras
- Entrance hallway with staircase to the upper level and under-stair storage
- Bright and spacious living room with front-facing window and wall-mounted TV (available by negotiation)
- Modern open-plan dining kitchen and family area with integrated appliances, French doors to the garden, double storage cupboard, and wall-mounted TV (available by negotiation)
- Ground floor WC
- Upper hallway with galleried balustrade, loft access, and airing cupboard
- Four well-proportioned bedrooms, including main with en-suite shower room
- Family bathroom with four-piece white suite including separate shower
- Gas central heating, double glazing, and solar panels
- CCTV system and soffit lighting
- Private front and rear gardens, ideal for relaxing or entertaining
- Driveway and integral garage with light and power







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any appliances or movable items and these are deemed to be sold as seen. Other items may be included by negotiation including the wall mount TV's.





Get in touch

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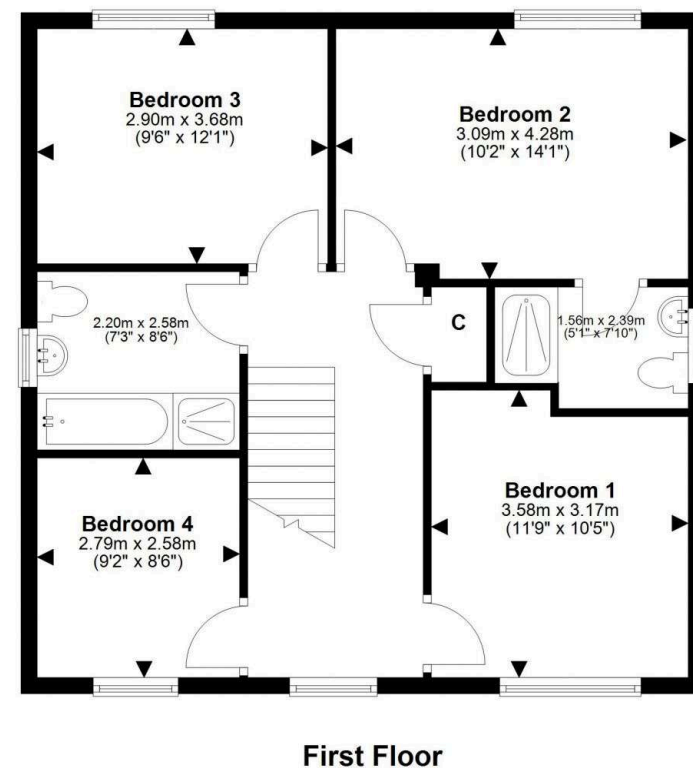
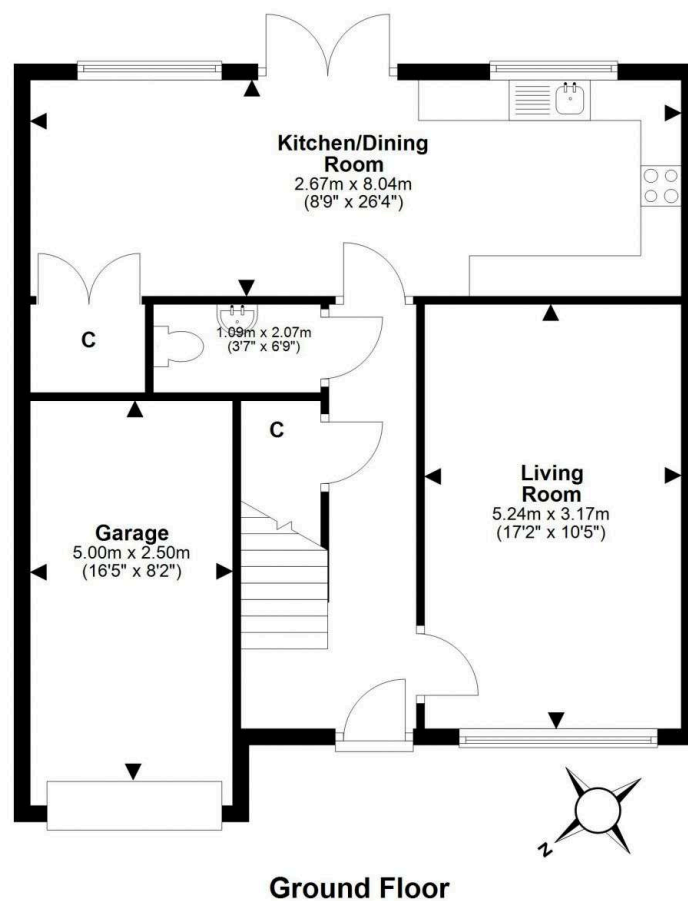
Bruntsfield Office:

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CHARTERED FIRM

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.