



# 3 Rosedale Neuk

Rosewell, Midlothian, EH24 9DH



VMH ESTATE AGENTS



## 3 Rosedale Neuk

Three bedroomed semi detached family home within a cull de sac setting with a large corner garden with ample room for a further extension.

- Living room with multifuel burner
- Kitchen/dining room
- Three bedrooms
- Bathroom with shower
- Front and large rear garden
- Driveway with electric car charger
- Attic storage space
- Cull de sac setting
- Gas central heating and double glazing

**Offers Over: £250,000**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.



# About the Property

Situated in the popular commuter village of Rosewell this 3 bedroomed semi-detached villa offers an ideal family home for those looking for a semi-rural way of life.

Internally the property is bright, well proportioned and offers great potential to further extend to the side and rear as the property benefits from a generous corner garden plot.

## Extras

To include all fitted flooring and carpets, light fixtures (excluding shades), curtains and blinds, integrated oven, gas hob, fridge/freezer and dishwasher in the sale.

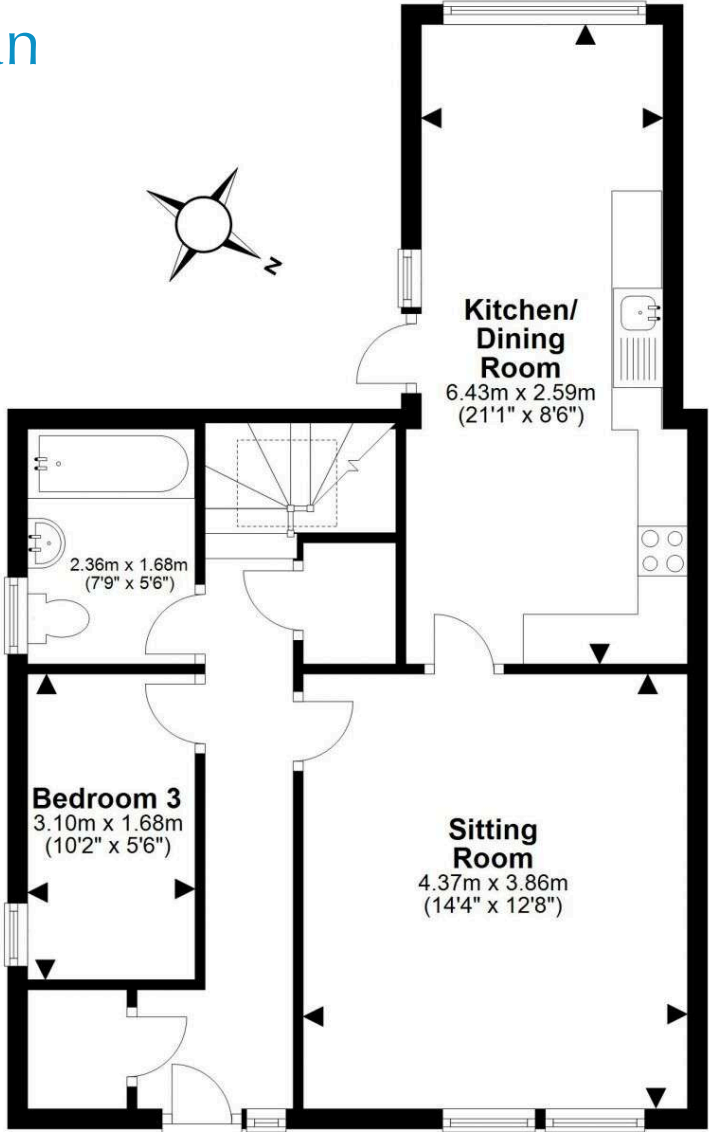




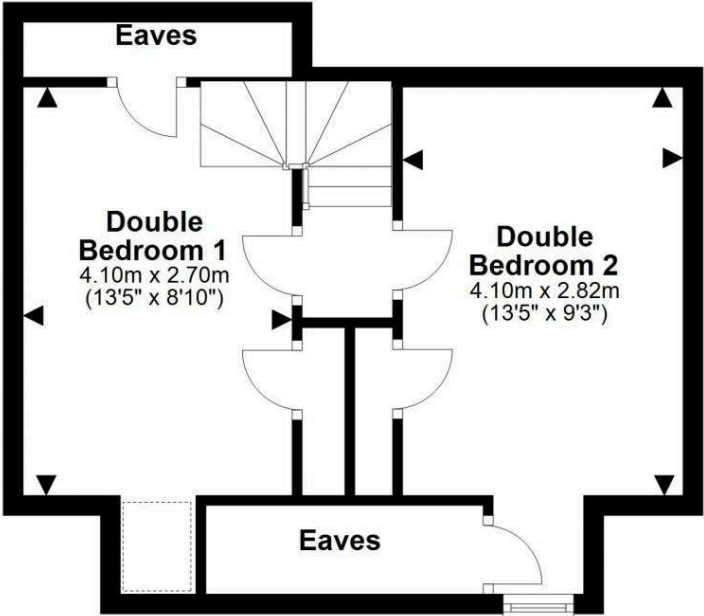
## Location

Rosewell 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.

# Floor Plan



**Ground Floor**



**First Floor**

**Total area: approx. 88.8 sq. metres (955.7 sq. feet)**

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.  
Plan produced using PlanUp.



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