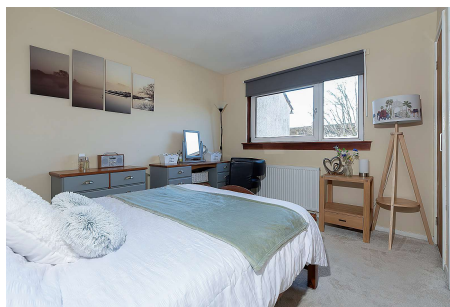
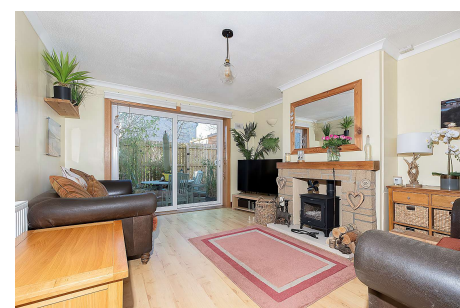
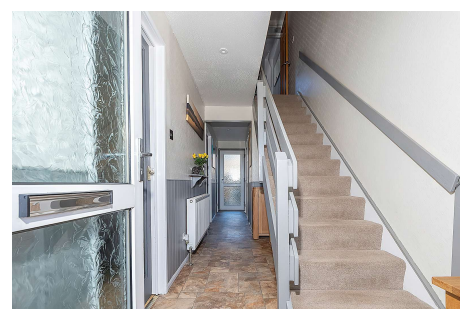




## 5 Gorton Place Rosewell, EH24 9BL

This charming three-bedroom home set in the ever-popular village of Rosewell offers bright, spacious living areas and a practical layout, making it an ideal choice for families, first-time buyers, or those looking for a well-maintained home in a convenient location.

The property briefly comprises a generous living room, a modern kitchen, three well-sized bedrooms, a bathroom and a downstairs WC. The property also benefits from a generous rear garden and modern conveniences of gas central heating and double glazing. With its spacious rooms, bright interiors, and sizeable garden, this home offers a comfortable and practical living environment—perfect for those looking for a well-maintained property in a desirable area.



**Offers Over £210,000**



Property

Upon entering, the bright and airy hallway creates a welcoming first impression, featuring a handy downstairs WC and a built-in storage cupboard for everyday essentials.

The generous living room is a bright and generous space for relaxation, complete with a wood-burning stove, adding warmth and character. A large glass sliding door provides plenty of natural light and leads directly to the rear garden, offering an easy flow between indoor and outdoor living. Next door, the spacious kitchen is well-equipped with ample wall and base units, providing plenty of storage and workspace. A built-in storage cupboard adds further practicality, and the room is large enough to accommodate a dining table, making it a great spot for family meals. Overlooking the back garden, the kitchen enjoys a pleasant, private outlook.

The upper floor hosts three well-proportioned bedrooms: Two spacious double bedrooms, both well sized one with panelled flooring, offering a modern touch and the second one with plush carpeting for comfort. A comfortable single bedroom, fitted with panelled flooring can be used also as a nursery, or home office.

The family bathroom is also located on this level, featuring full floor-to-ceiling tiling, and a modern white three-piece suite with contemporary fixtures, creating a clean and stylish finish.

Outside

The rear garden is of excellent size and offers a great outdoor space for relaxing, entertaining, or playing. A storage shed provides additional practicality, keeping garden tools and equipment neatly tucked away.

Nestled in a picturesque rural setting at the foot of the Pentland Hills, Rosewell offers an idyllic village lifestyle while remaining well-connected for commuters. Located less than 10 miles from Edinburgh, it provides easy access to both the capital and the Scottish Borders.

Surrounded by open countryside, this thriving village benefits from good local amenities, with a wider range of shopping and services available in the nearby towns of Dalkeith, Lasswade, and Bonnyrigg. Outdoor enthusiasts can enjoy scenic walks and cycling routes, including the beautiful Roslin Glen Country Park, home to the historic Rosslyn Chapel, as well as the Penicuik-Dalkeith cycle path, offering a perfect way to explore the surrounding landscape.

