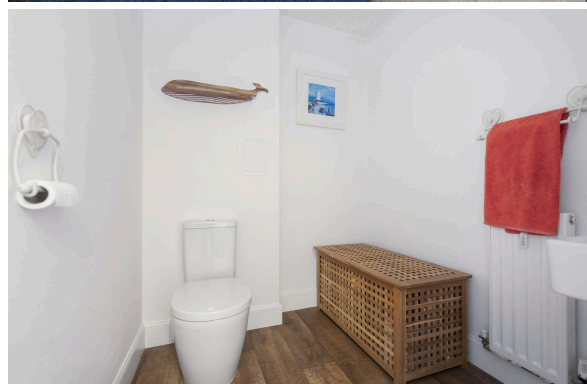




5 Fairlie Grove
ROSEWELL | EH24 9BZ


warners
solicitors & estate agents



5 Fairlie Grove

| ROSEWELL | EH24 9BZ

Warners are delighted to present to market this fantastic family home –this three-bed mid terraced house occupying a quiet spot on this sought after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting. Ideal family living space with all modern comforts are provided within this home. At ground floor level is the comfortable living room, a fitted kitchen currently with dining area, gas hob, oven and fan, washing machine, fridge/freezer, tumble dryer, boiler cupboard and access outside to the rear garden through patio doors. There is also a downstairs WC on the ground floor. On the upper floor are three well proportioned bedrooms, the master with built in storage and an ensuite shower room with shower and WC and completing the accommodation is the bathroom with shower over the bath. The property further benefits from an attic, gas central heating, double glazing, front and rear gardens made up of a lawn, patio, shed and apple tree.

- Welcoming entrance hallway
- Fitted Kitchen with access to the rear garden
- Bright and spacious living room
- Front and rear gardens with lawn, shed, patio and apple tree
- Three well-proportioned bedrooms, one with ensuite
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Attic and ample parking

EPC B

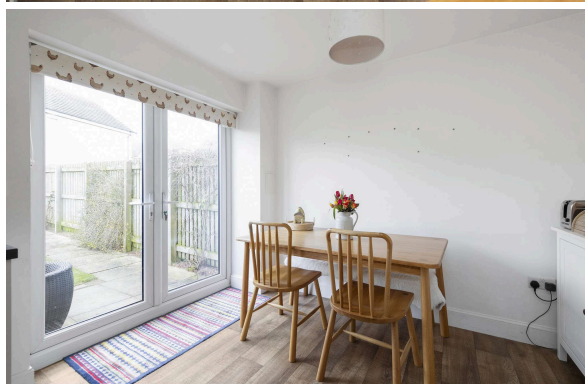
Extras: Integrated kitchen appliances, blind in the kitchen and the curtain in the spare room.

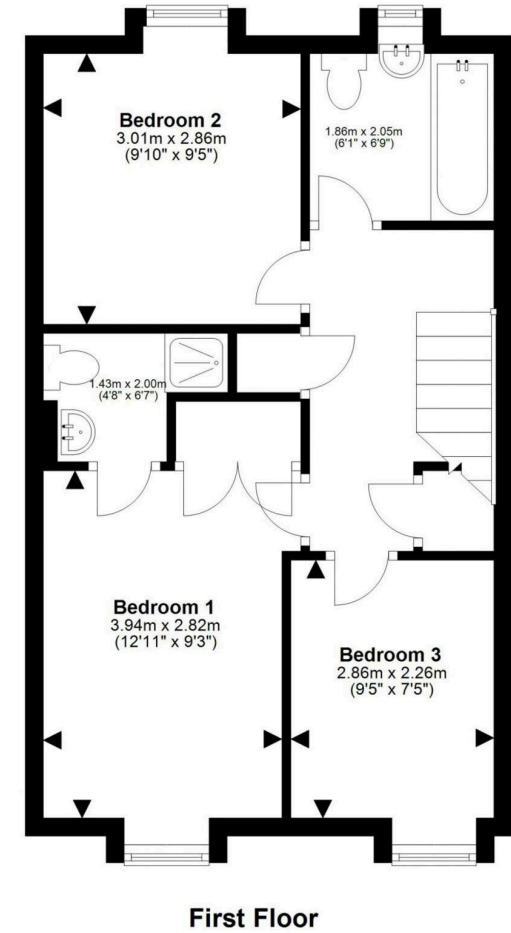
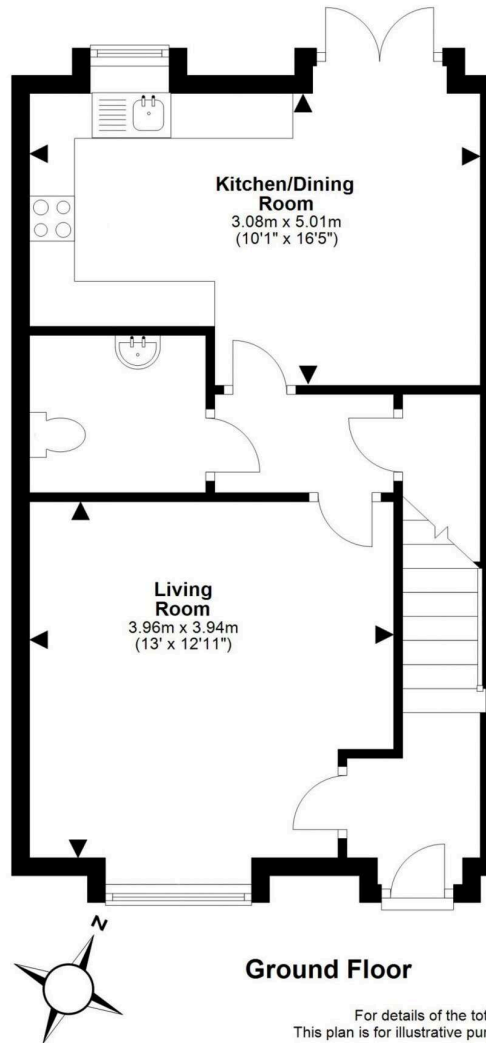
Factoring fee: Approx £40 fee paid quarterly

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



5 Fairlie Grove is well located in the small Midlothian village of Rosewell which lies well within commuting distance of Edinburgh, yet its peaceful location offers a complete contrast to city dwelling. There are a number of shops on hand to cater for every day needs, with nearby Roslin and Penicuik providing a wealth of shops, banks, building societies and postal services, not to mention a wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also close by. For the commuter there is easy access to the city bypass, and a frequent public transport system operates throughout the village, to and from Edinburgh and further afield.





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