



54 Carnethie Street
ROSEWELL | EH24 9AR


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Beautifully presented terraced cottage with a lovely homely feel enjoying a popular village setting just thirty minutes' commute from Edinburgh city centre, and within easy reach of the City Bypass. This bright and airy property has been significantly upgraded by the current owners and is being presented to the market in immaculate walk-in condition, and boasts a spacious living room with wood burning stove, a beautifully appointed kitchen fitted with high gloss modern floor and wall units with integrated, and space for, appliances and access to the rear patio, which in turn gives access to the enclosed rear garden with patio area and lawn. There are two bedrooms, one double and one large single/office/nursery and completing the internal accommodation is the shower room with mains shower cubicle. Further benefits are gas central heating and double glazing and externally, a generous west-facing rear garden which get the sun all day, with patio and lawn, a detached single garage and store.

- Beautifully presented terraced cottage
- Spacious living room with wood burning stove
- Modern fitted kitchen
- Rear porch/sun room off kitchen
- Contemporary shower room
- Gas central heating
- Double glazing
- Good storage options including attic and external store
- Enclosed rear garden with patio area and lawn
- Detached single garage

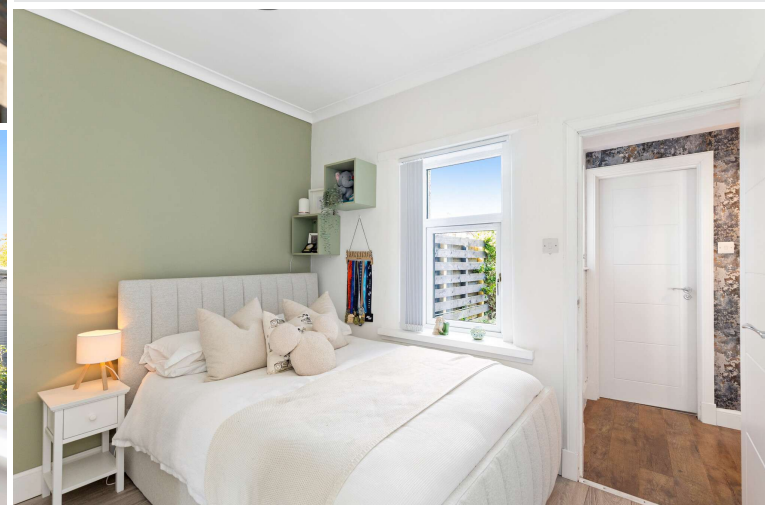
Council Tax B, Energy Rating D

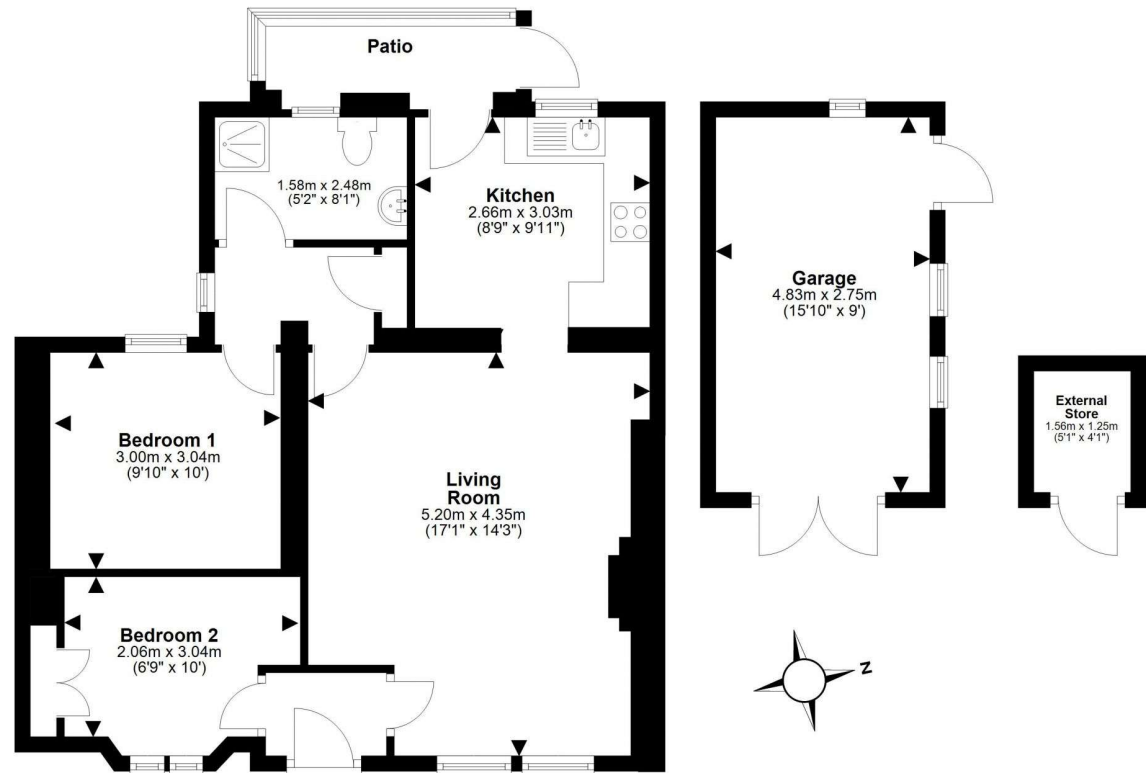
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fitting, blinds, curtains, kitchen appliances, washing machine, fridge-freezer and electric heater in the bedroom will be included in the sale.

The subjects are located in the popular Midlothian village of Rosewell which lies in the heart of the Midlothian countryside close to scenic Roslin Glen and well within commuting distance of Edinburgh. There are a number of shops on hand to cater for everyday needs, with nearby Roslin and Penicuik providing a wealth of shops, banking 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 closeby. 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.





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.

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