



Offers Over
£160,000

66 Gorton Road

Rosewell | Midlothian | EH24 9BX

This attractive, 2-bedroom terraced villa with private front and rear gardens, is quietly positioned within a small cul-de-sac setting in the popular residential district of Rosewell, within easy reach of many local amenities, reputable schooling and transport links.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The light-filled accommodation is enhanced with a pleasant sunny open outlook to the front and provides a well proportioned home, ideally suited to the first-time buyer, professionals, couples or small families. Entered via a welcoming hallway with carpeted staircase leading to the upper landing with doors leading to the reception room and dining kitchen. The reception room is front-facing with a lovely open sunny aspect and features a wall-mounted fireplace incorporating the electric fire. The sizeable dining kitchen with built-in storage, is located to the rear with door providing direct access to the garden. Fitted with a range of modern wall and base units with complementary worktops incorporating the built-in electric hob/oven and hood with further appliances included in the sale. Upstairs leads to the two sizeable double bedrooms, both enhanced with open views and fitted with built-in storage. Lastly the modern shower room comprises of a white three piece suite with wash hand basin and WC set within a vanity unit together with a shower enclosure housing the mains shower. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All fitted floor coverings, light fittings, blinds and curtains are included in the sale together with the built-in electric hob, oven and hood, fridge freezer, washing machine and tumble drier.

Gardens and parking

There are private gardens located to the front and rear of the property, with the fully enclosed rear garden benefiting from a paved patio and area of artificial lawn. The garden shed shall be included in the sale. For the car owner, ample on-street parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





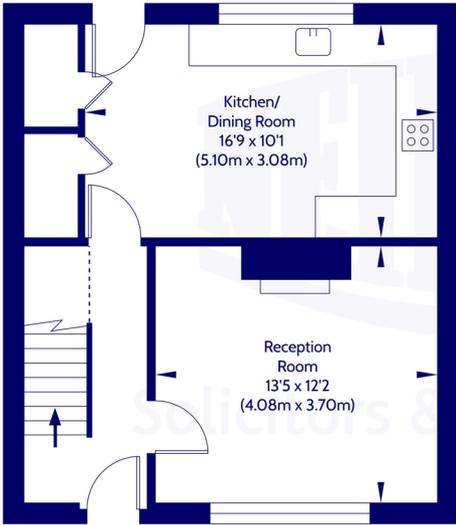
Location

Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the sights of the historic Rosslyn chapel, and the Penicuik-Dalkeith cycle path. Indoor leisure pursuits can be found at The Lasswade Centre in Bonnyrigg, which offers a swimming pool and gym and for the golf enthusiast Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. Nursery and primary schooling is provided locally at Rosewell Primary School, followed by secondary education at Lasswade High School in Bonnyrigg. The City Bypass is within easy reach, providing access to main Scottish motorway network and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages

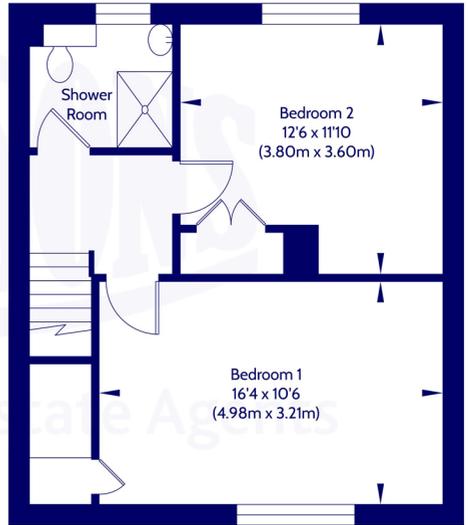




Approx. Gross Internal Floor Area 82 Sq M / 890 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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