



33 Kinlouch Crescent, Rosewell, Midlothian

Fixed Price **£470,000**



33 Kinlouch Crescent

Rosewell, Rosewell

Exceptional 5 bedroom detached house in Rosewell, Midlothian (EH24), set opposite woodland walks and just 15 minutes from Edinburgh.

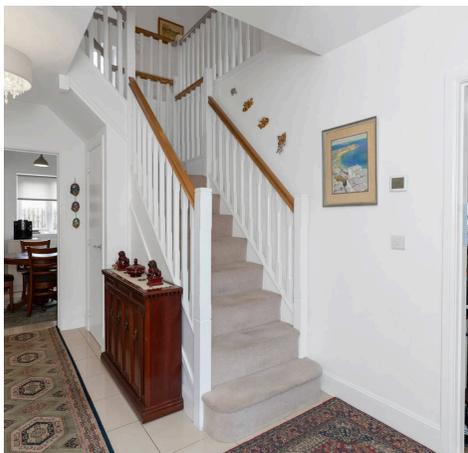
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Open-plan living with log burner and effortless flow.
- 5 spacious bedrooms, including a flexible ground-floor suite.
- Tiled flooring flows from the hall to the kitchen
- Detached garage and driveway, with garden access to the side.
- Wood burner, garden bar, and sunny decking
- Impeccably finished – a home of style and ease.
- A peaceful village setting – with Edinburgh just a short drive away.



Entrance Hallway

A bright, spacious, and welcoming entrance hallway sets the tone for the rest of the home, offering an immediate sense of warmth and openness. The elegant open staircase creates an inviting focal point, enhancing the natural light and flow throughout the space. From here, stylish internal doors lead to the generously proportioned living room, a versatile fifth bedroom or home office, a contemporary guest WC, a useful under-stair storage cupboard, and the heart of the home – the stunning kitchen/dining area, ideal for modern family living and entertaining.

Bedroom 5/Study/Playroom

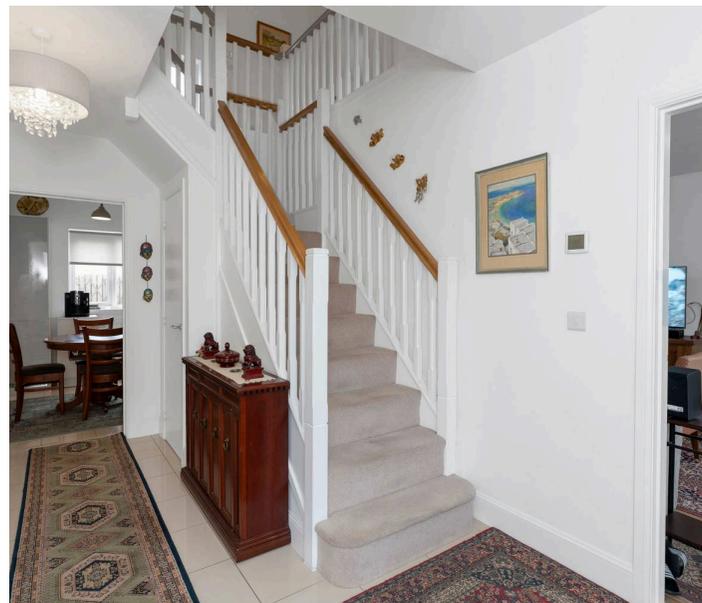
9' 10" x 10' 2" (3.00m x 3.10m)

Located just off the entrance hallway, this bright and spacious room offers exceptional versatility to suit a range of lifestyles. Whether used as a comfortable guest bedroom, a dedicated home office, or a quiet study space, it adapts beautifully to your needs. A striking large bay window floods the room with natural light, creating an airy and uplifting atmosphere, while generous proportions ensure both comfort and functionality.

Kitchen/Breakfast Room

9' 6" x 18' 8" (2.90m x 5.70m)

This beautifully appointed kitchen and breakfast room forms the heart of the home – a bright, airy, and spacious setting ideal for both daily living and relaxed entertaining. Generous windows to both sides flood the space with natural light and provide delightful views over the wrap-around garden, enhancing the open, welcoming atmosphere. Designed with modern living in mind, the layout offers ample room for informal dining, while sleek units and clean lines create a contemporary yet timeless finish. A practical utility room sits just off the kitchen, keeping laundry and storage neatly tucked away, and the space flows seamlessly through to the formal dining room, perfect for hosting family and guests alike.





Dining Room

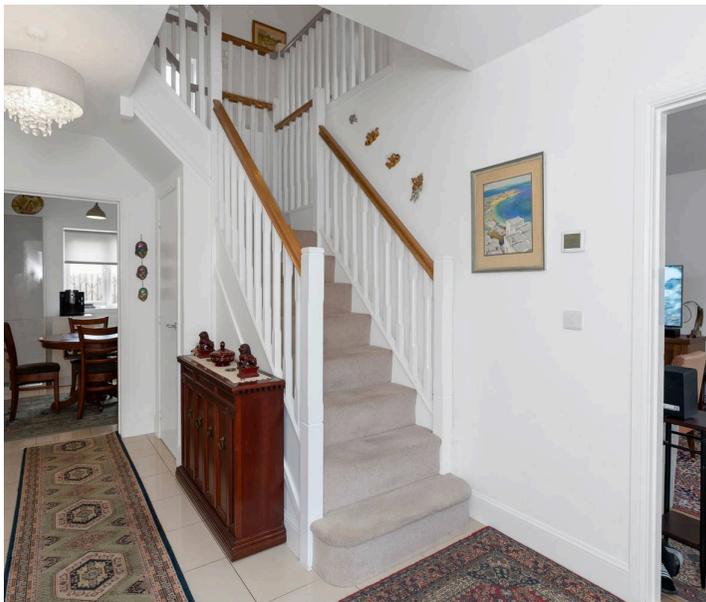
9' 6" x 11' 6" (2.90m x 3.50m)

Elegant and light-filled, the dining room offers a generous and versatile space for both formal dining and relaxed family meals. French doors open directly onto the rear garden and decking area, effortlessly blending indoor and outdoor living — perfect for entertaining or enjoying al fresco moments in the warmer months. An open-plan archway leads through to the main living room, enhancing the flow between spaces and creating a seamless connection ideal for modern lifestyles. With its bright aspect and garden views, this room is as functional as it is inviting.

Living Room

17' 9" x 11' 6" (5.40m x 3.50m)

The living room is a wonderfully spacious and welcoming retreat, bathed in natural light thanks to three generous windows to the front and an additional side window, creating a bright and uplifting atmosphere throughout the day. Open-plan to the adjoining dining area, this elegant space is perfect for both relaxed family living and entertaining. A striking log burner serves as a central feature, adding warmth and character while anchoring the room with a sense of comfort and style. A door leads back through to the main entrance hallway, maintaining the home's effortless flow and well-considered layout.



Guest WC

Situated off the hallway, the guest WC is bright, stylish, and practical — a well-presented space that complements the home's refined interior.

Utility Room

Bright and functional, the utility room provides dedicated space for laundry and storage, with a glazed door offering direct access to the wrap-around garden. A practical and well-positioned addition to the home.

Landing

A bright and airy upper landing is accessed via the open staircase from the entrance hallway, offering an immediate sense of space and light upon arrival. Generously proportioned, this large landing leads to four spacious bedrooms, each thoughtfully arranged to suit family living. In addition, the landing provides access to the beautifully appointed family bathroom and a discreet utility cupboard. The layout is both functional and elegant, maintaining the home's seamless flow and sense of balance.

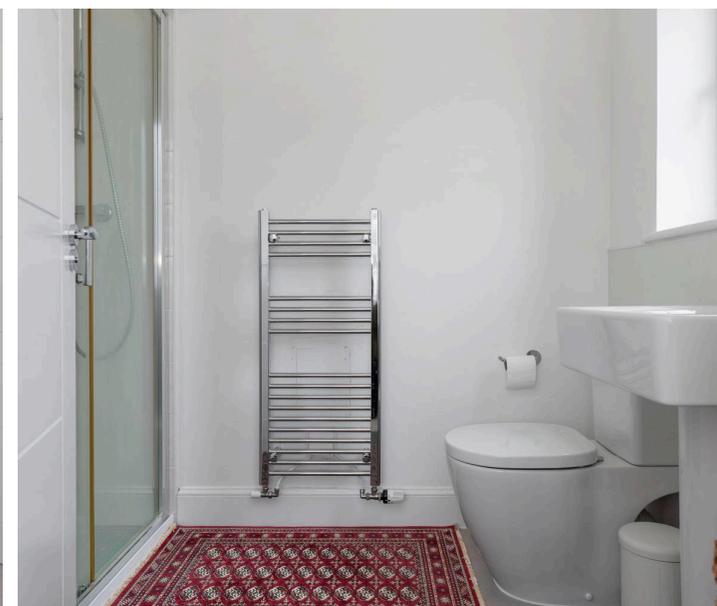
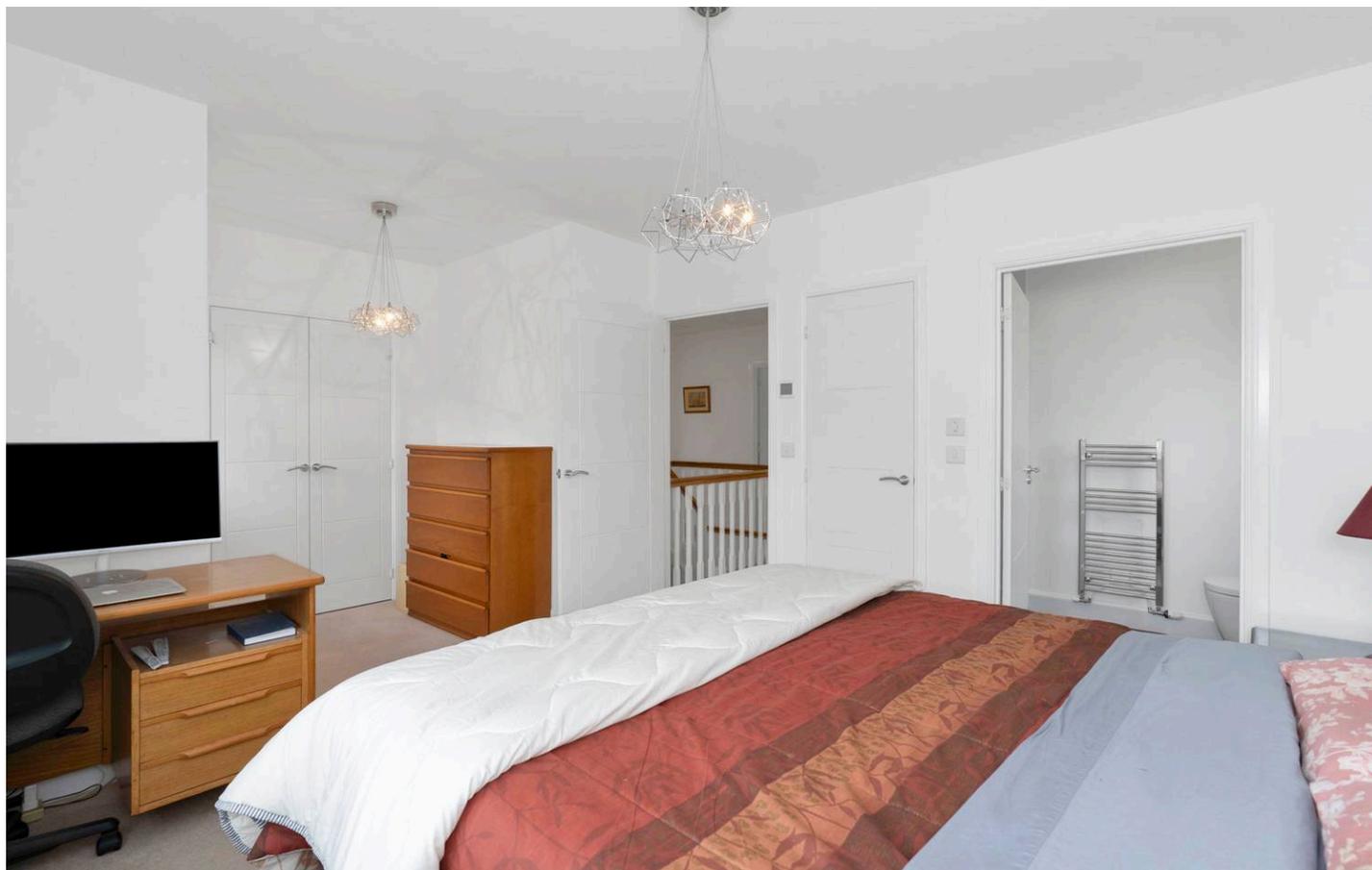
Master Bedroom

11' 2" x 17' 1" (3.40m x 5.20m)

The principal bedroom is a truly impressive retreat – bright, airy, and generously proportioned, offering a refined sense of comfort and space. Three large front-facing windows flood the room with natural light, creating a calm and uplifting atmosphere throughout the day. A thoughtfully designed built-in wardrobe is tucked into an alcove, forming a natural dressing area that keeps the main room open and uncluttered. Additional storage is provided by a separate cupboard, ensuring practicality without compromising on elegance. Completing the suite is a stylish and private en-suite shower room, perfectly appointed for modern living.

Ensuite

The en-suite is a bright and beautifully appointed space, featuring a contemporary shower and quality finishes – offering a private, stylish retreat within the principal bedroom.





Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom Two is a bright and spacious double room, positioned to enjoy peaceful garden views through two large windows that flood the space with natural light. A charming alcove off the main room offers the perfect spot for a freestanding or built-in wardrobe, or could easily be styled as a compact dressing nook or study area – adding flexibility to this already generous room.

Bedroom 3

10' 10" x 11' 6" (3.30m x 3.50m)

Bedroom Three is a wonderfully spacious and light-filled room, featuring two large windows that look out to the side of the home, inviting in plenty of natural light throughout the day. An alcove off the main room offers a practical opportunity for built-in cupboards or storage units, making this bedroom as functional as it is comfortable – ideal for a growing family, guests, or flexible use.



Bedroom 4

8' 10" x 12' 6" (2.70m x 3.80m)

Positioned to the front of the home, Bedroom Four is a spacious, bright, and airy room, enhanced by two large windows that allow natural light to pour in, creating a warm and welcoming atmosphere. Well-proportioned and thoughtfully designed, the room also features a double built-in wardrobe, offering excellent storage while preserving the clean, uncluttered feel – making it a perfect space for family, guests, or flexible use.

Family Bathroom

9' 6" x 11' 6" (2.90m x 3.50m)

The family bathroom is a spacious and stylishly appointed space, thoughtfully designed to accommodate the needs of a busy household. Featuring both a full-size bath and a separate shower, it offers flexibility for both quick routines and relaxing soaks. Conveniently positioned between Bedrooms Two and Three, it serves the upper floor perfectly – combining functionality with a calm, contemporary finish in keeping with the home's elegant design.





A Lifestyle Worth Coming Home to.

Set in the heart of the **peaceful and picturesque village of Rosewell**, this home offers more than just elegant interiors and generous living space – it offers a lifestyle that many aspire to but few truly find.

At **33 Kinlouch Crescent**, days unfold with ease and comfort. Start your mornings in the **sun-drenched, south-west facing garden**, sipping coffee while the sun rises over the landscaped surroundings. Spend lazy afternoons entertaining friends in the **decked garden bar**, or simply unwind in the quiet – surrounded by open skies, fresh air, and the kind of calm only village living can provide.

As evening draws in, the warmth of the **log burner** invites you to relax in the heart of the home, where space, style, and comfort come together effortlessly. Whether it's quiet nights in, lively gatherings, or working from home in one of five generous bedrooms, this home adapts to your lifestyle without compromise.

All of this, in a beautifully connected location – with **Edinburgh just 15 minutes away**, and local shopping, schooling, and outdoor escapes all within easy reach. Rosewell offers a rare sense of community, countryside charm, and city convenience – the perfect backdrop for a life well lived.

This isn't just a move – it's a step into something truly special.



FRONT GARDEN

Set behind a neat, landscaped garden, the home makes a quietly confident first impression. A gated side path leads to the wrap-around rear garden — beautifully kept, wonderfully private, and designed with both ease and enjoyment in mind.

REAR GARDEN

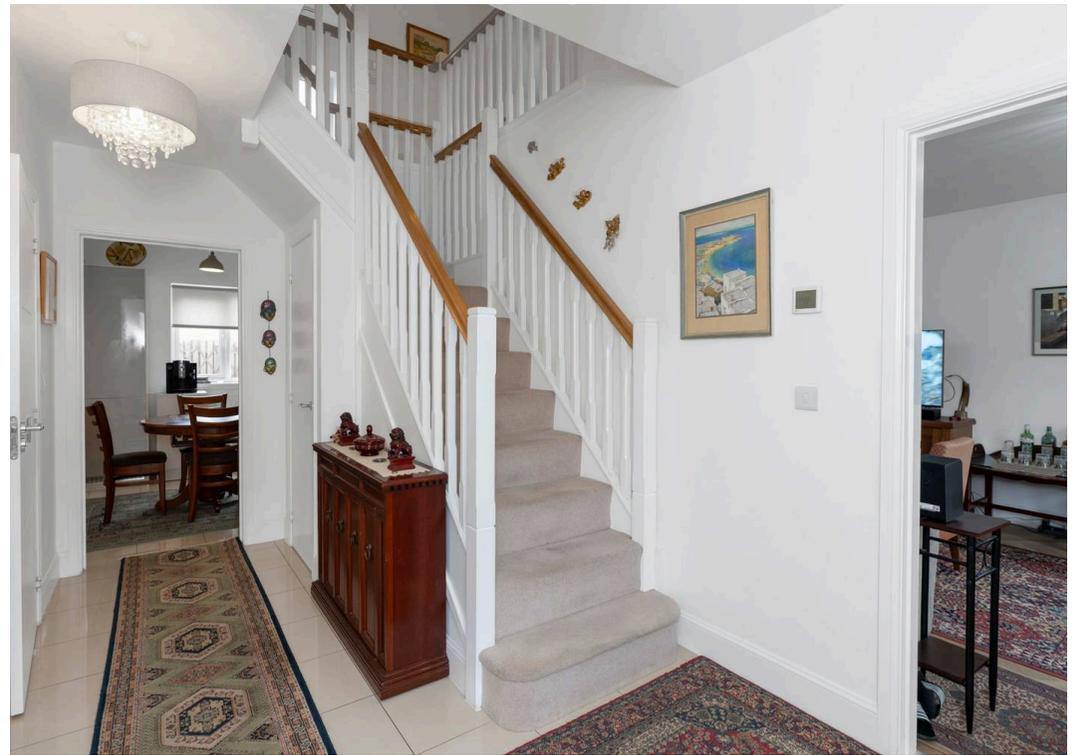
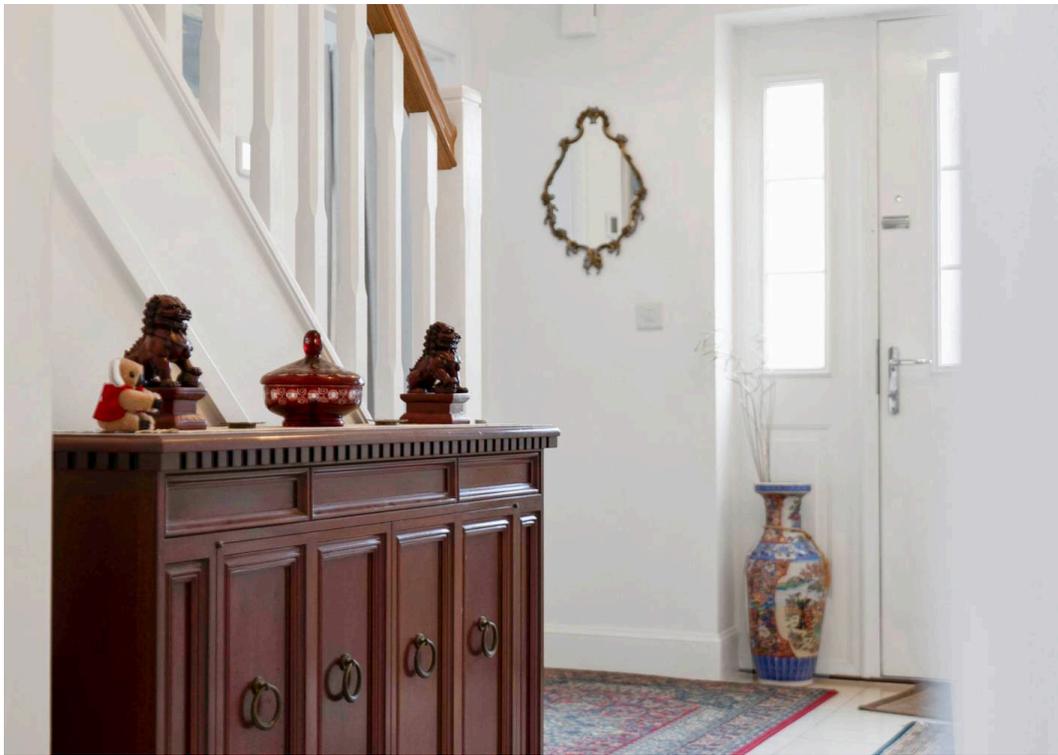
The garden is a quiet triumph — south-west facing and bathed in sunlight from morning to evening. A decked terrace extends from the dining room, inviting long lunches, morning coffees, or evenings with friends. The bespoke garden bar adds a playful, social touch, while low-maintenance landscaping and direct access to the garage offer both practicality and pleasure — a space designed to be enjoyed with ease.

GARAGE

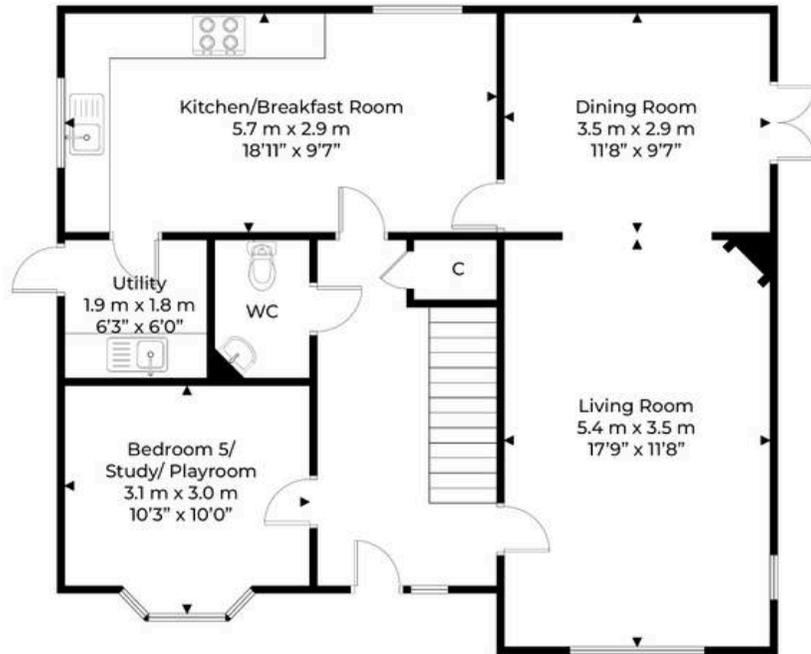
Double Garage

A detached garage with garden access and a private driveway complete the home's thoughtful, practical layout.

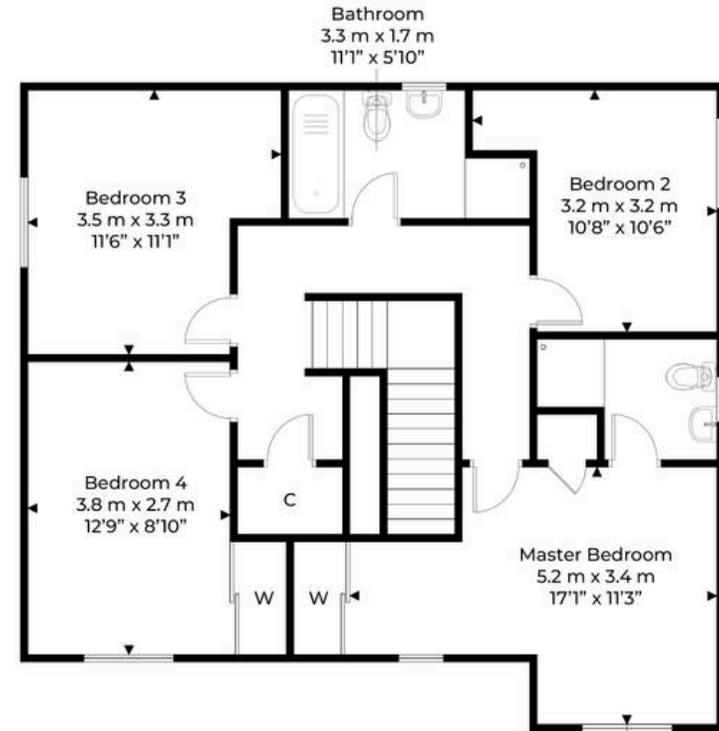
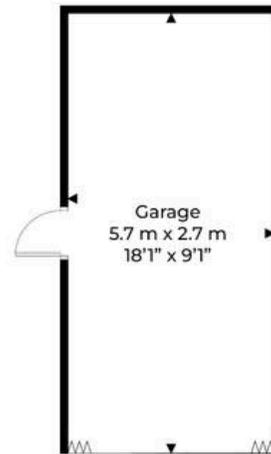




33 Kinlouch Crescent, Rosewell, EH24 9BY
Approximate Gross Area
170 sq m / 1829 sq ft



Ground Floor

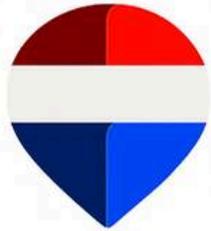


1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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