


Plot, 45 Rosewell Road, Bonnyrigg, Midlothian, EH19 3PP

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Welcome

Welcome to 45 Rosewell Road- a residential building plot on the outskirts of Bonnyrigg with Planning Permission in Principle granted for a large, detached house and double garage with countryside views and an opportunity for custom design. This spacious residential building plot offers an exceptional opportunity for those seeking to build a bespoke home in a desirable area, conveniently located on the outskirts of Bonnyrigg. The plot measures approximately 18 metres by 57 metres and has Planning Permission in Principle for the construction of a substantial detached property with a double garage. Residents will benefit from excellent transport links to Edinburgh, making it ideal for commuting, as well as easy access to local amenities including reputable schools and diverse shopping options. With picturesque countryside views, this site provides the perfect setting for a custom-designed residence tailored to your individual preferences and lifestyle. Early viewing is highly recommended to appreciate the full potential of this unique offering.

- Situated on the outskirts of Bonnyrigg within walking distance of all amenities including Primary and Secondary schooling
- Outline planning for a large, detached house with ample parking, large garage and private garden grounds
- Flexibility of bespoke design and internal specification to your own requirements
- Approximate site dimensions 18m x 57m
- Planning reference number (Midlothian): 24/00513/PPP
- Surrounding garden grounds with open countryside views
- Viewing is strictly by appointment