










Offers Over

£475,000

2 Flora Masson Gardens

Rosewell | Midlothian | EH24 9EZ

An exceptionally appealing detached villa which occupies a generous corner plot and enjoys a superb location in the charming Midlothian village of Rosewell. The property has been subject to a variety of tasteful upgrades by the existing owners, including high spec flooring, decorative panelling, quality fittings and stylish contemporary décor.

-  4 bedrooms
-  3 public rooms
-  3 bathrooms
-  Extensive driveway and double garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band - G



Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level and convenient downstairs WC, bright south facing reception room with twin windows affording a pleasant leafy outlook over the garden and neighbouring woodland, versatile family/dining room which would also work well as a home office and has access to the rear garden, sleek modern dining kitchen which has been fitted with an excellent range of base and wall mounted units, with coordinated worktops, Amtico flooring and ample space for a table and chairs, well equipped utility room with useful built-in storage which in turn leads to a substantial double garage.

On the upper floor you have a light open hallway with built-in storage, a generously proportioned principal bedroom with two fitted wardrobes, a Juliet balcony with bright south facing views, and attractive en-suite bathroom with modern three piece white suite, coordinated splash tiling and separate mains shower enclosure, three further spacious double bedrooms (two with Ikea Pax wardrobes), and main family bathroom with Amtico flooring, tasteful tiling, three piece white suite and shower.



Extras

All floor covering, light fittings and integrated appliances will be included. Please note that the white goods, including the American style fridge/freezer, washing machine and items of the furniture may be available via separate negotiation.

Gardens, Driveway and Garage

To the front of the house a substantial monobloc driveway leads to a double garage and provides superb off-street parking for numerous cars. The space is bordered by a lawned garden with well stocked planted borders and a bright south facing aspect. The fully enclosed rear garden offers a large safe area for children to play and all the family to enjoy. The garden has a light open feel and has excellent potential to cultivate further to suit individual taste.

Viewing

By appointment through Neilsons (0131 625 2222).





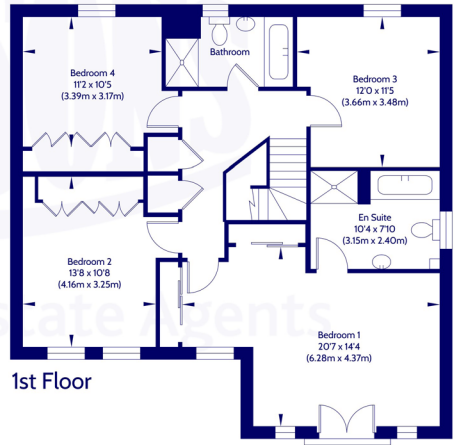
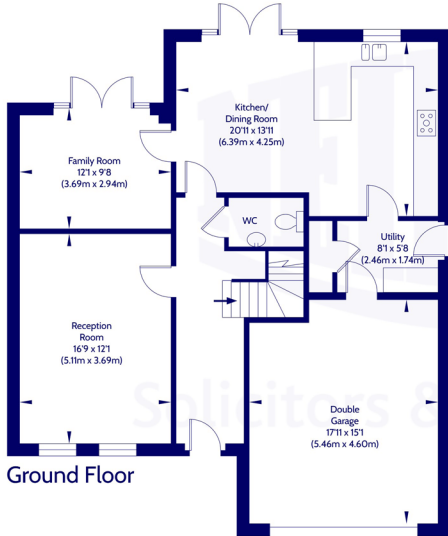
Location

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 170 Sq M / 1826 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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