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PROPERTY SPECIALISTS

33 Kinlouch Crescent, Rosewell

Rosewell

Fixed Price **£460,000**



33 Kinlouch Crescent

Rosewell, Rosewell

Exceptional 5-bedroom detached family home in Rosewell EH24, beautifully presented in true turnkey condition with stunning open-plan living, feature log burner, south-west facing garden, detached garage, and spacious driveway, offering peaceful village living within easy reach of Bonnyrigg and Edinburgh.

Council Tax band: F

- Exceptional 5-Bedroom Detached Family Home in Semi-Rural Rosewell Setting
- Beautifully Finished Throughout to a True Turnkey Standard
- Stunning Open-Plan Kitchen, Dining & Living Space with Feature Multi-Fuel Burner
- South-West Facing Garden Designed for Outdoor Living & Entertaining
- Peaceful Setting Opposite Woodland Walks & Near Rosewell Golf Course
- Detached Garage & Private Driveway Parking
- Flexible Family Layout Including Ground Floor Bedroom / Study
- Detached Garage & Spacious Private Driveway
- Fixed Price £460,000 | £30,000 Below Home Report Valuation



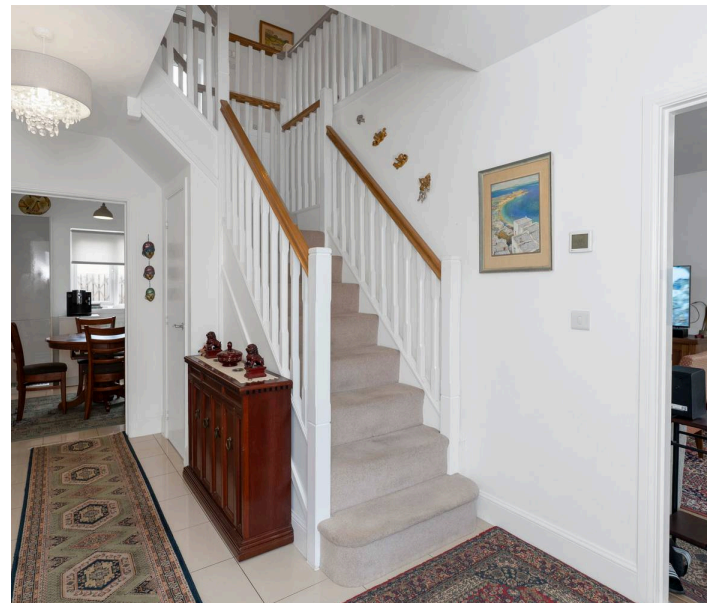
Entrance Hallway

Step inside and the sense of space is immediate. The bright and beautifully proportioned reception hallway creates a calm, welcoming first impression, while the sweeping staircase rises elegantly through the centre of the home, drawing natural light throughout the space. From here, the layout flows effortlessly into the main living areas including the spacious lounge, versatile fifth bedroom or study, guest WC, and the stunning kitchen dining space designed very much around modern family life, a place for cooking, gathering, entertaining, and everyday moments together.

Kitchen/Breakfast Room

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

At the heart of the home lies a bright and beautifully designed kitchen breakfast room, created around modern family living and everyday moments together. Large dual-aspect windows fill the space with natural light while framing lovely views across the gardens, creating an uplifting and welcoming atmosphere throughout the day. With clean lines, quality finishes, and a thoughtful layout, the kitchen balances style and practicality effortlessly, equally suited to busy mornings, relaxed family meals, and entertaining guests. A separate utility room keeps daily life running smoothly, while the space flows naturally into the dining room beyond, allowing family life and entertaining to feel both connected and effortless.



Dining Room

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

Filled with natural light and enjoying lovely views across the gardens, the dining room creates an elegant and welcoming space designed for both everyday family life and entertaining. French doors open directly onto the patio terrace, allowing indoor and outdoor living to flow effortlessly together during the warmer months. Open plan to the principal living room, the space feels wonderfully connected and sociable, creating a natural heart to the home where family and guests can gather comfortably throughout the day and evening.

Principal Living Room

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

Open plan to the dining room, the principal living room is a bright and beautifully proportioned space designed for both relaxing evenings and modern family living. A large bay window draws natural light deep into the room while offering lovely views across the gardens, enhancing the calm and welcoming atmosphere throughout. At the heart of the space, a feature multi-fuel burner creates warmth, character, and a natural focal point, bringing comfort and atmosphere during the colder months while complementing the home's stylish yet relaxed feel.





Bedroom 5/Home Office

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

Bedroom Five / Study / Second Sitting Room. Just off the entrance hallway lies a room designed to adapt effortlessly to modern family life. Bright, spacious, and filled with natural light from the broad bay window, the space offers exceptional flexibility, equally suited as a peaceful home office, guest bedroom, playroom, snug, or second sitting room depending on your lifestyle needs. Warm, welcoming, and wonderfully versatile, it is a space that evolves easily alongside the way you live.

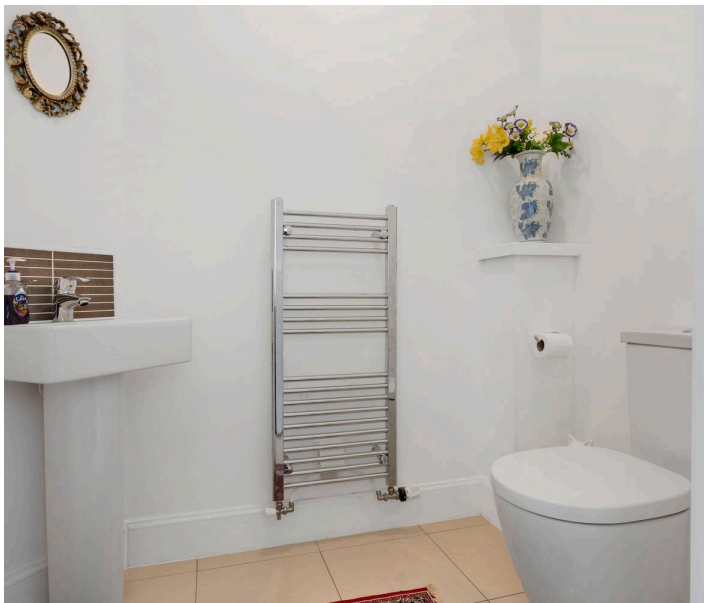
Ground Floor WC

Positioned just off the hallway, the cloakroom WC offers everyday practicality with a clean and modern finish, perfectly in keeping with the calm and refined feel of the home.

Utility Room

5' 11" x 6' 3" (1.80m x 1.90m)

Bright and practical, the utility room is a space that quietly serves – keeping the main kitchen clutter-free while offering direct access to the garden. With natural light and thoughtful design, it's a seamless blend of function and calm efficiency.



Principal Bedroom

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

The principal bedroom suite is exceptional in both scale and atmosphere, a vast yet beautifully calming space designed as a true retreat within the home. Three front-facing windows flood the room with natural light throughout the day, enhancing the sense of openness while creating a wonderfully bright and airy feel. Despite its impressive proportions, the room remains warm and restful, with recessed wardrobes and a tucked-away dressing area preserving the clean and elegant flow of the space. A sleek en-suite bathroom completes the suite beautifully, combining comfort, privacy, and modern style in perfect balance.

Ensuite

Finished in elegant white porcelain tones, the en-suite shower room offers a bright and contemporary space designed with both comfort and practicality in mind. A spacious shower cubicle, clean modern lines, and quality finishes create a calm and refined atmosphere, perfectly complementing the principal bedroom suite.





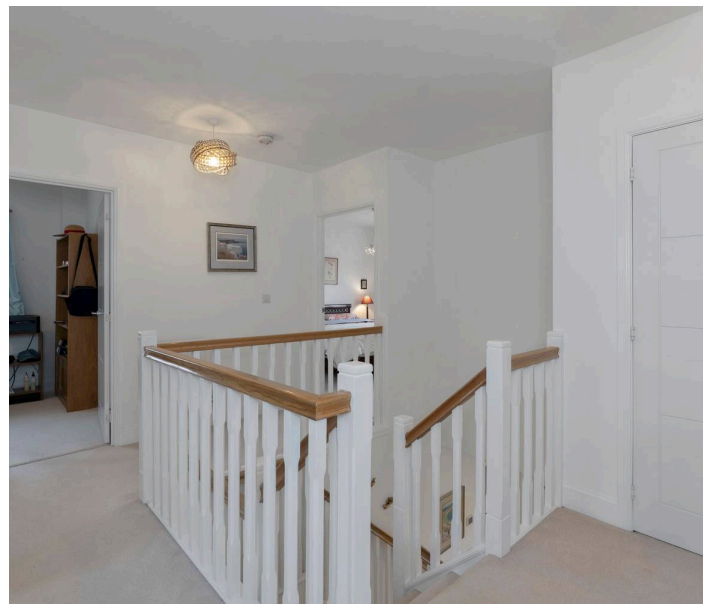
Landing

Rising from the main hallway, the sweeping staircase opens onto an impressively spacious upper landing that immediately enhances the sense of light and openness found throughout the home. Bright, airy, and beautifully proportioned, the landing continues the calm and flowing design of the property while creating an elegant connection to the upper accommodation. From here, four generous bedrooms, the family bathroom, and additional storage are thoughtfully arranged around the space, perfectly suited to modern family living.

Bedroom 2

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

Overlooking the gardens, Bedroom Two is a bright and generously proportioned double bedroom filled with natural light from twin windows. A cleverly positioned alcove adds further flexibility to the space, ideal for dressing, storage, or a quiet study corner depending on individual lifestyle needs. Calm, spacious, and beautifully adaptable, it is a room designed to evolve effortlessly alongside modern family living.



Bedroom 3

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

Bedroom Three is a bright and generously sized bedroom filled with natural light from two side-facing windows that capture the changing light throughout the day. A recessed alcove provides practical space for storage while maintaining the room's clean and open feel. Comfortable, versatile, and wonderfully adaptable, the room is equally suited for family living, guests, or flexible modern use.

Bedroom 4

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

Positioned to the front of the home, Bedroom Four is a bright and well-proportioned bedroom filled with natural light from twin windows. A double built-in wardrobe provides excellent storage while preserving the room's clean and spacious feel. Comfortable, versatile, and welcoming, it is a space that adapts effortlessly to modern family living.

Family Bathroom

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

Generously sized and beautifully finished, the family bathroom is a calm and thoughtfully designed space combining practicality with timeless style. Featuring both a full-sized bath and separate walk-in shower, the room is perfectly suited to modern family living while maintaining a bright and relaxing atmosphere throughout.





There is something quietly special about Kinlouch Crescent.

Set within one of Rosewell's most established residential settings, this exceptional five-bedroom detached home combines generous modern family living with the calm and balance of village life, all within easy reach of Edinburgh.

Light moves beautifully throughout the home, while the open-plan kitchen, dining, and living spaces create a warm and sociable heart designed around the way families live today. A feature multi-fuel burner brings comfort and atmosphere, while French doors open naturally towards the south-west facing garden, allowing indoor and outdoor living to flow effortlessly together.

Opposite woodland walks and close to Rosewell Golf Course, the setting feels peaceful and connected at the same time – offering countryside atmosphere, strong commuter links, and a lifestyle increasingly sought after by modern families.

Beautifully presented in true turnkey condition, Kinlouch Crescent is more than simply a spacious house.

It is a home designed for living well.



FRONT GARDEN

Set behind a neat and thoughtfully landscaped front garden, the home creates a calm and quietly confident first impression from the moment you arrive. A gated side pathway leads naturally towards the wraparound rear garden beyond, enhancing both the privacy and flow of the outdoor spaces surrounding the home.

REAR GARDEN

The rear garden has been beautifully designed around outdoor living, enjoying a sought-after south-west facing aspect that captures sunlight throughout the day and well into the evening. A decked terrace extends naturally from the dining area, creating the perfect setting for morning coffee, summer dining, or relaxed evenings with family and friends. The bespoke garden bar adds a wonderfully sociable touch, while the low-maintenance landscaping and direct access to the garage ensure the space remains both practical and effortlessly enjoyable. Private, welcoming, and filled with light, it is a garden designed to be lived in as much as admired.



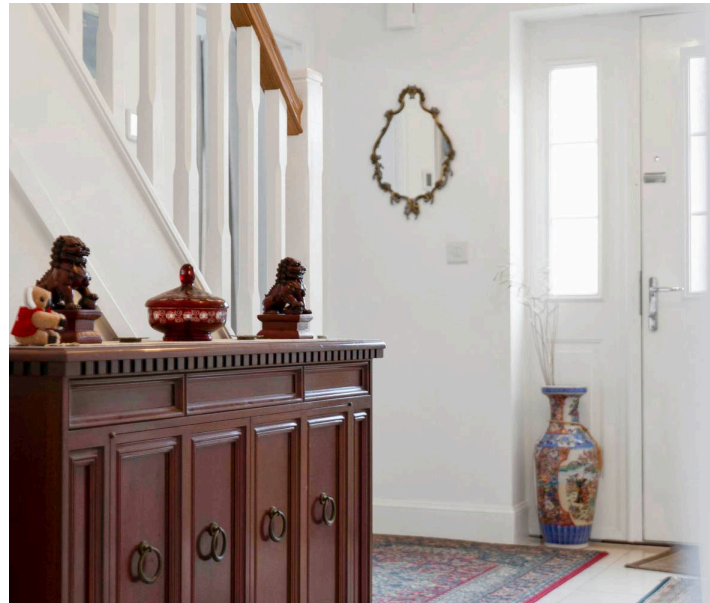


GARAGE

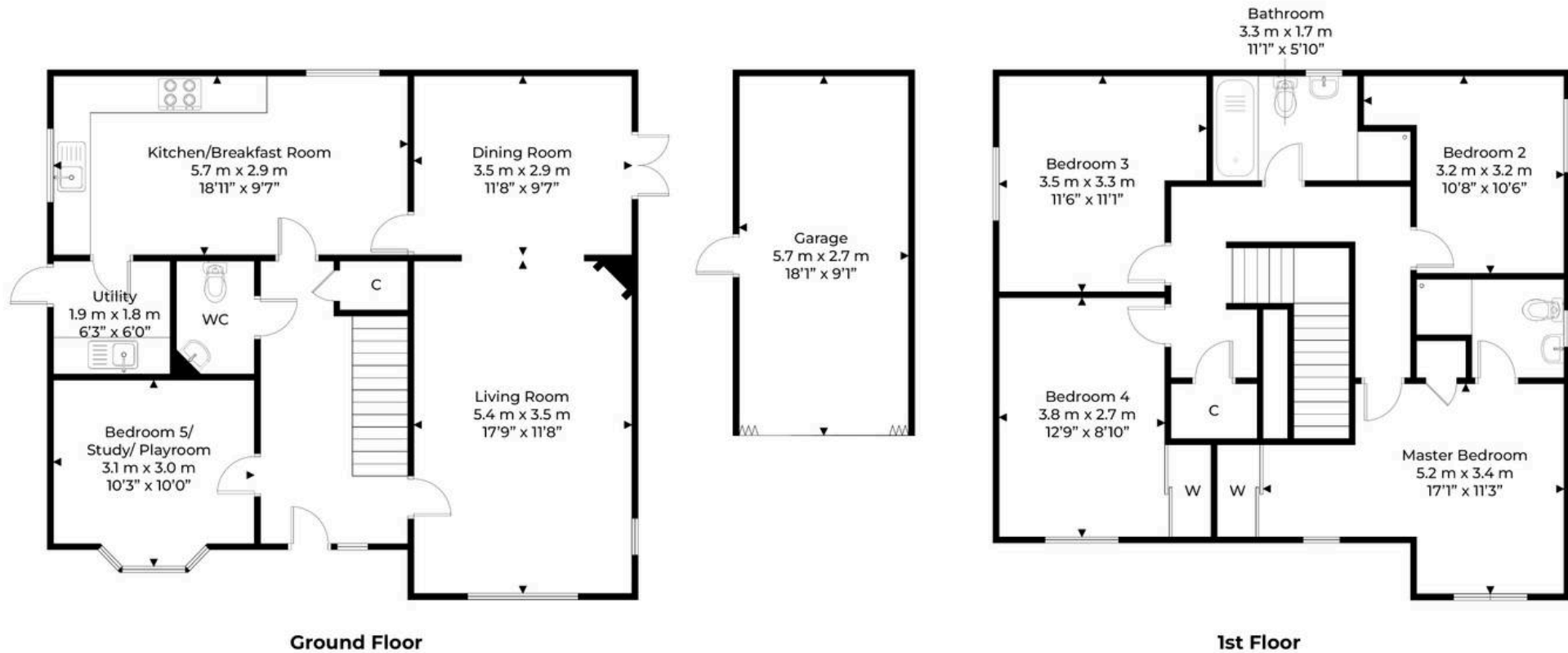
Double Garage

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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GARAGE

Double Garage

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





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