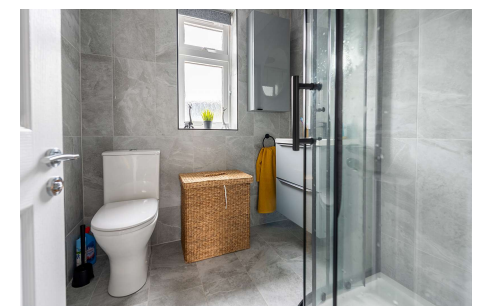
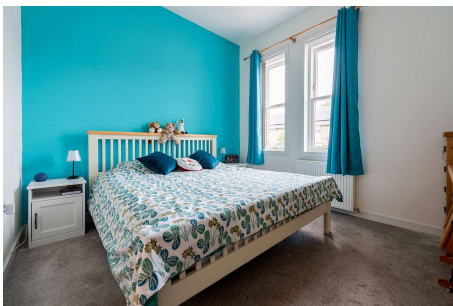
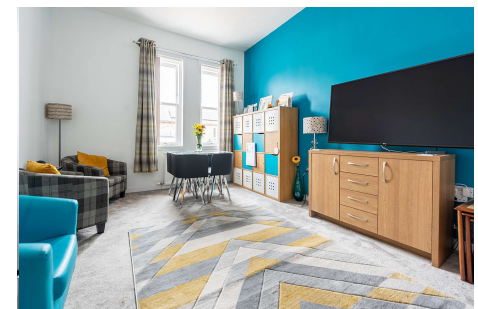


7 Victoria Street, Rosewell, EH24 9BS

Set within the idyllic Midlothian village of Rosewell, this rarely available, charming traditional miner's cottage offers a wonderful blend of character, comfort, and modern presentation.

Beautifully maintained throughout, the property provides well-proportioned accommodation ideally suited to first-time buyers, downsizers, or those seeking a peaceful village lifestyle within easy reach of Edinburgh.

The home offers a bright living room, a generous kitchen, two well-sized bedrooms, a contemporary shower room and the unique addition of a garden pod. Further benefits include private front and rear gardens, excellent storage including a partially floored attic, gas central heating, and free on-street parking, creating an appealing home in a highly desirable village setting.



Offers Over £230,000

Living Space

The property is entered via a bright and welcoming hallway featuring a practical vestibule area and a useful storage cupboard, creating an inviting first impression. Positioned to the front of the property, the living room is a particularly bright and comfortable space, enhanced by fresh contemporary décor and neutral carpeting. Generous proportions make it an ideal setting for both relaxation and entertaining.

The Kitchen

The kitchen is generously proportioned and thoughtfully designed, combining style and functionality. Finished with tiled flooring, it offers an excellent range of wall and base units, ample workspace, and direct access to the rear garden, making it perfectly suited to modern day-to-day living.

Bedrooms

Set to the front, the principal bedroom is an excellent-size double (currently accommodating a super-king-sized bed), featuring built-in wardrobe storage and stylish décor that complements the living room, creating a cohesive and elegant feel throughout the home. To the rear, the second bedroom enjoys pleasant views over the garden and benefits from built-in wardrobe storage, fresh modern décor, and direct access to the outdoor space, adding flexibility and practicality.

Shower Room

Completing the internal accommodation is a stylish, fully tiled shower room. Thoughtfully designed with a spacious corner enclosure (featuring a powerful rainfall mixer shower), vanity unit wash hand basin which provides excellent storage and floor

mounted WC. An opaque window to the rear gives plentiful natural light while maintaining privacy and further soft lighting can be achieved from the wall mounted LED mirror. A contemporary towel radiator completes the look.

Outdoor Space

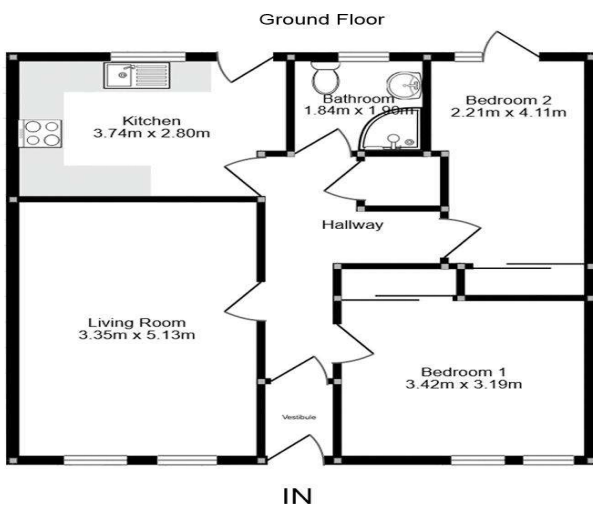
Externally, the property benefits from private gardens to both the front and rear. The rear garden is particularly impressive, offering a well maintained and low-maintenance outdoor space with a combination of paving and lawn. Designed for both relaxation and practicality, it provides an attractive extension of the living accommodation. A standout feature is the substantial garden pod, offering exceptional versatility as a home office, studio, hobby room, or outdoor retreat, making it a valuable addition to the property.

Location

Situated in the picturesque village of Rosewell, the property enjoys a peaceful community atmosphere while remaining well placed for local amenities and commuter routes. Excellent road links provide straightforward access to Edinburgh, Bonnyrigg, and the wider Midlothian area, making this an ideal location for those seeking village charm without sacrificing convenience.

- Traditional Stone Built Cottage
- Single Storey Living
- Garden Pod With Serviced Power
- True Move In Condition

7 Victoria Street Rosewell EH24 9BS



IN

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.

Energy Performance Certificate (EPC) Scotland

7 VICTORIA STREET, ROSEWELL, EH24 9BS

Dwelling type: Mid-terrace house
 Date of assessment: 27 May 2026
 Date of certificate: 29 May 2026
 Total floor area: 74 m²
 Primary Energy Indicator: 212 kWh/m²/year

Reference number: 3900-2733-0822-7125-1563
 Type of assessment: EPC/AP, existing dwelling
 Approved Organisation: Elmhurst
 Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:
 • Compare current ratings of properties to see which are more energy efficient and environmentally friendly
 • Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years* £3,549

Over 3 years you could save* £669

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.
 Your current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (61)**.
 The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.
 Your current rating is **band C (70)**.
 The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£174.00
2 Cavity wall insulation	£900 - £1,500	£270.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£225.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenepcscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.