



110 Carnethie Street
ROSEWELL | EH24 9AL


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Beautifully presented, two-bedroom terraced miners cottage boasting front and rear gardens, situated in the popular, tranquil village of Rosewell, near Roslyn Chapel, in Midlothian located only 11 miles from Edinburgh city centre and close by to the train station and so easily commutable.

This delightful home has been decorated to a high standard throughout and is presented to the market in move-in condition. The living room is of an excellent size and forms the main public space in the property and benefits from an electric fire and fireplace. From here, sliding doors lead through to the sunny conservatory, from which access is provided to the well-maintained, private rear garden. Both bedrooms are of an excellent size, with the principal bedroom benefitting from a substantial amount of built in wardrobe storage. The fully fitted kitchen currently comprises an electric hob, oven, fan, washing machine and fridge/freezer and completing the accommodation is the shower room with shower and WC.

Offering immense appeal to a wide range of buyers including couples and young families, early viewing is essential to appreciate everything that this outstanding home located within close proximity to Edinburgh has to offer. The property is also very close to amenities like Tesco, various bus/cycle routes and the historic Roslyn Chapel.

- Spacious, two-bedroom terraced miners cottage
- Popular location
- Spacious Living room
- Fully fitted kitchen
- Two double bedrooms
- Shower room with WC
- Gas central heating and Boiler under warranty
- Conservatory
- Front and rear garden
- Driveway
- Well-sized attic which may be suitable for conversion, subject to obtaining relevant permissions.

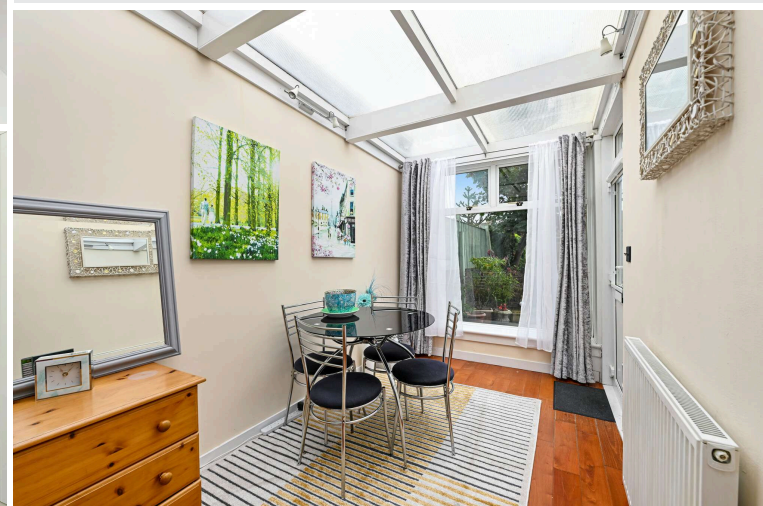
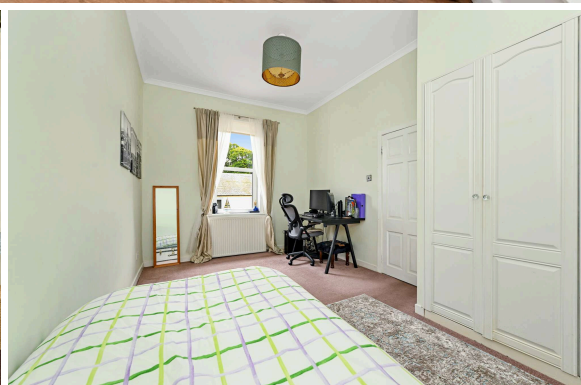
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

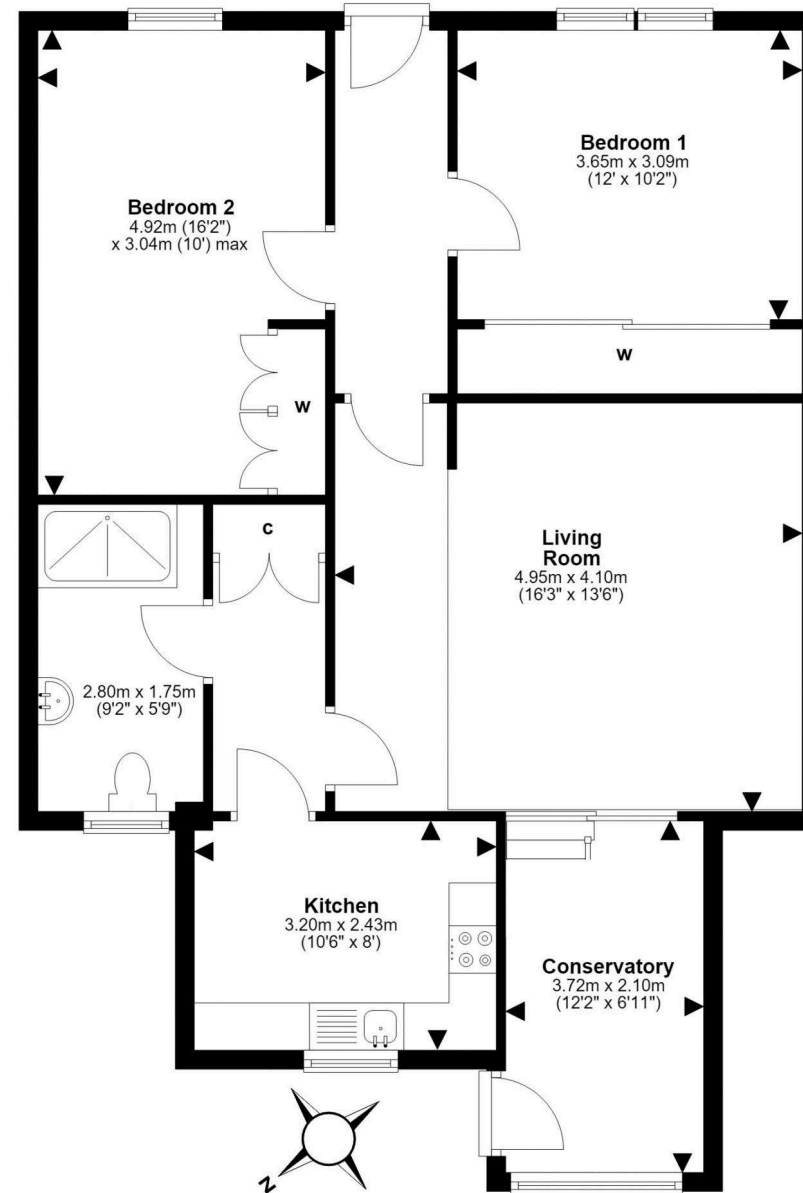


Council tax C. Energy Rating D

All fixtures, fittings, integrated kitchen appliances, curtains, blinds, summer house and Arbour will be included in the sale.

The subjects are located in the popular Midlothian village of Rosewell which lies in the heart of the Midlothian countryside close to scenic Roslin Glen and well within commuting distance of Edinburgh. There are a number of shops on hand to cater for everyday needs, with nearby Roslin and Penicuik providing a wealth of shops, banking and postal services, not to mention a wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. For the commuter there is easy access to the city bypass, and a frequent public transport system operates throughout the village, to and from Edinburgh and further afield.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.