



Solicitors & Estate Agents



Offers Over
£195,000

180 Carnethie Street

Rosewell | Midlothian | EH24 9DW

This beautifully presented mid-terraced home enjoys a peaceful setting within a quiet and family-friendly residential area in the highly sought-after Midlothian village of Rosewell. Offering an excellent balance of comfort, practicality and energy efficiency, the property is ideally suited to first-time buyers, professionals and downsizers seeking modern living within easy reach of Edinburgh and surrounding areas.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Parking with EV Charger
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation is presented in move-in condition with tasteful neutral décor throughout. The property is accessed via a welcoming entrance hallway which leads into a spacious and inviting living room. Finished with attractive panelled flooring and neutral décor, this generous reception space offers ample room for both relaxing and entertaining, while a useful storage cupboard adds practicality. French doors provide an attractive connection through to the kitchen, allowing the accommodation to flow naturally between living areas. The kitchen is well-proportioned and thoughtfully designed with an excellent range of wood-effect wall and base units complemented by dark marble-effect worktops and matching tiled splashbacks. Offering generous storage and preparation space, the room also benefits from direct access to the rear garden, making it ideal for modern family living. Upstairs, there are two generously sized double bedrooms, both finished with panelled flooring and neutral décor and benefiting from excellent built-in storage. The bedrooms offer comfortable and flexible accommodation suitable for a variety of buyers and lifestyles. Completing the internal accommodation is a contemporary bathroom finished with partial tiling and fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

Thoughtfully upgraded with sustainability in mind, the property benefits from an impressive range of energy-efficient features including an air source heat pump, a hybrid heating system, solar panels and a private EV charging point. These future-focused additions provide lower running costs and reduced environmental impact while enhancing the overall appeal of this superb home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys a generous low-maintenance rear garden, predominantly laid to paving and complemented by two useful storage sheds, creating an attractive and practical outdoor space. To the rear, private parking is provided together with the added convenience of an electric vehicle charging point.

Viewing

By appointment through Neilsons (0131 625 2222).





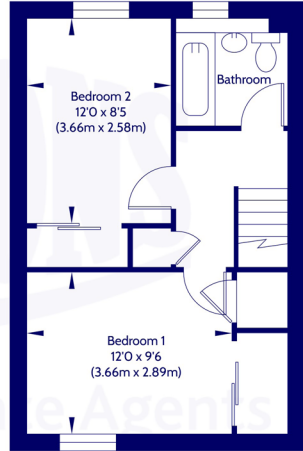
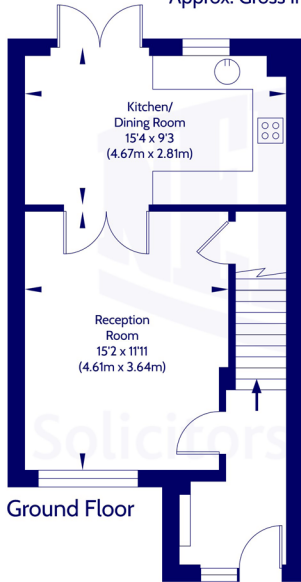
Location

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.





Approx. Gross Internal Floor Area 73 Sq M / 781 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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