




Solicitors & Estate Agents
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113 Carnethie Street
ROSEWELL, MIDLOTHIAN, EH24 9AJ



**PROPERTY
ENTRANCE //**

DINING ROOM

ROSEWELL

MID-LOTHIAN // EH24 9AJ

Rosewell is a small town in the county of Midlothian, surrounded by open countryside with near neighbours at Bonnyrigg and Lasswade.

There is local shopping for every day requirements available, but for a more extensive variety. Bonnyrigg is within easy reach where there are extensive facilities including banking, building society and Post Office services.

However, for a really excellent choice, the extra few miles into Dalkeith are very worthwhile. The services and facilities here attract shoppers from a wide radius.

Bonnyrigg also has its own library, a good choice of recreational facilities including a swimming pool, tennis courts and golf courses at Broomieknowe and Newbattle. The surrounding countryside provides many excellent walks through mature woods and glens.

As the crow flies, Rosewell is actually closer to the city boundary than places like Penicuik and Gorebridge and with the recent improvements to the road system around Eskbank, the city by-pass is within the easiest of reach. Thereafter, the city itself lies just beyond with every major truck route linked directly to the by-pass itself.

113

Carnethie Street, is a charming, substantial and exceptionally well presented contemporary end-terraced cottage offering a wonderfully spacious, comfortable and beautifully presented family accommodation. The property offers flexibility throughout and currently boasts a fantastic open plan lounge/dining kitchen area which is flooded with light thanks to the glass surrounds from the rear sun-room. Garden grounds can be found to the rear of the property that are fully enclosed and laid to slabs with large private garage.

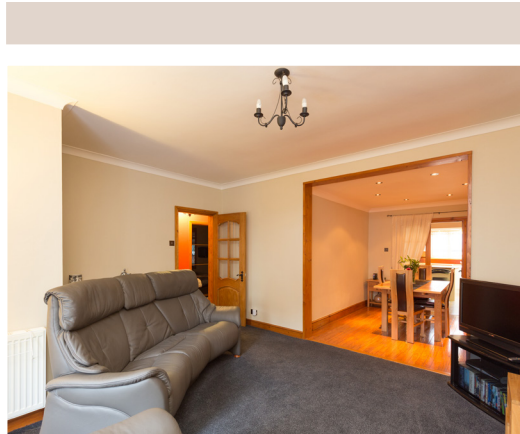
The accommodation briefly comprises, entrance vestibule with hallway providing access to all rooms. On entering the property one will find bedroom two which is a large double room with window to the front aspect. The hallway will then lead one down to bedroom one with, again, a large double room with fitted wardrobes and three piece en-suite shower room. The bathroom can be found opposite the master bedroom and is a three-piece space that has been

finished to a very high standard with free standing bath.

The large living room at the front of the property is again a wonderfully light and spacious room with windows to the front. This living space is open plan to the large dining area which is a link between the living space and kitchen.

The spacious open kitchen area is sure to appeal to the discerning buyer as a space like this is rarely available in a property like this. The space is well equipped and is fitted with a range of base and wall mounted units. A number of quality integrated appliances along with the stunning worktops are sure to aspire to any aspiring chef. The space is flooded with light and provides access to the large sun-room to the rear of the property and further access to the rear garden.

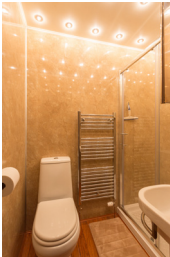
Full double glazing as well as gas central heating should ensure a warm yet cost effective living environment. *There is also a multi-fuel stove in the living room which is great in the winter along with a log store in the garden.*



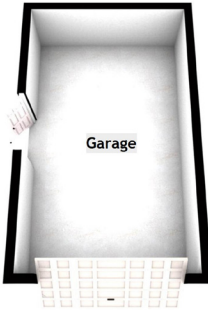
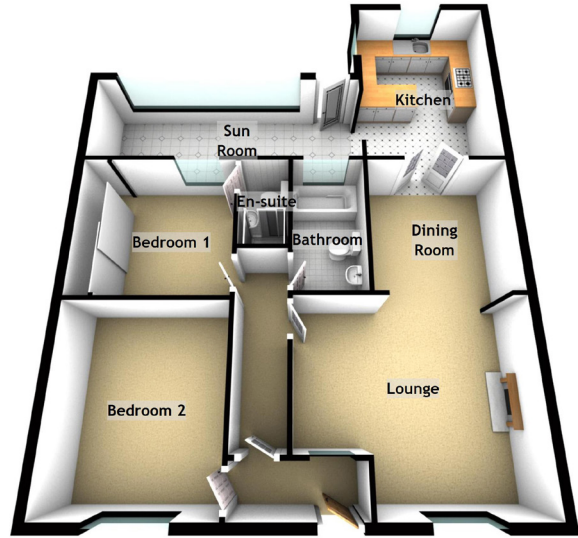
KITCHEN & LOUNGE



113 CARNETHIE STREET



SPECIFICATIONS
PROPERTY LOCATION



APPROXIMATE DIMENSIONS	
(Taken from the widest point)	
Lounge	4.43m (14'7") x 4.00m (13'1")
Dining Room	3.11m (10'2") x 2.77m (9'1")
Kitchen	4.15m (13'7") x 3.25m (10'8")
Sun Room	4.80m (15'9") x 2.04m (6'8")
Bedroom 1	3.07m (10'1") x 2.85m (9'4")
En-suite	1.83m (6') x 1.19m (3'11")
Bedroom 2	3.90m (12'10") x 3.31m (10'10")
Bathroom	2.97m (9'9") x 1.53m (5')
Garage	6.40m (21') x 3.85m (12'8")
GROSS INTERNAL FLOOR AREA (M²) - 93 M²	

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances. Other items may also be available through separate negotiation.

2 BED

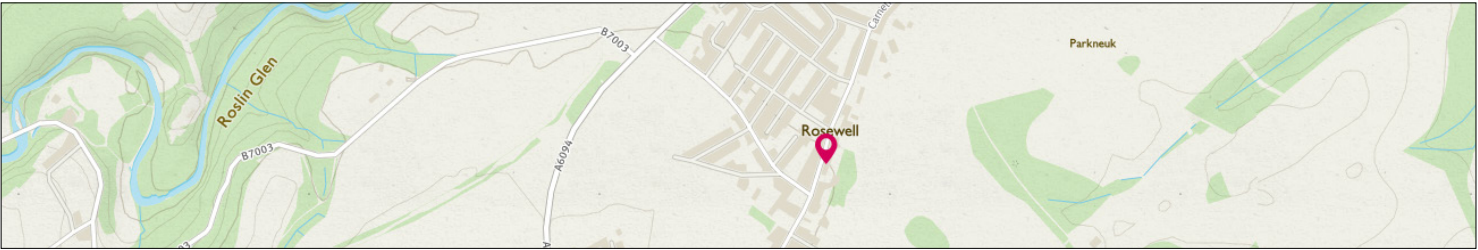
2 BATH

ON STREET

ENERGY

D

EPC RATING





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Part
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Text and description
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 Surveyor



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