



Fabulous detached family home

In sought after family friendly residential development

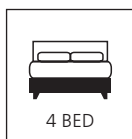


20 Lindsay Circus

Rosewell, Midlothian, EH24 9EP



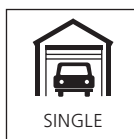
Scan Here!



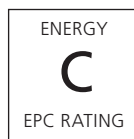
4 BED



2 BATH + WC



SINGLE



ENERGY

C

EPC RATING



Rosewell MIDLOTHIAN

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

Convenient local shopping for every day requirements is 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, Dalkeith or Straiton Retail Park are also within easy reach where extensive facilities and services 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. Rosewell village itself boasts its own golf course and the surrounding countryside provides many excellent walks through mature woods. Roslin Glen is particularly outstanding and is easily accessible from the property on foot.

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 Bypass is within the easiest of reach. Thereafter, the city itself lies just beyond with every major trunk route linked directly to the bypass itself.





“...A stunning family home offering light, well designed family accommodation in pristine condition...”



20 Lindsay Circus ROSEWELL, MIDLOTHIAN

We are delighted to bring to market this outstanding detached four bedroom family home forming part of an exclusive family friendly development within the sought after commuter village of Rosewell.

A stunning family home offering light, well designed family accommodation in pristine condition and decorated to a high standard throughout we would recommend an early viewing to get a taste of what is on offer.

The accommodation benefits from a prime location within the development with an open outlook to the rear and internally the property benefits from double glazing and gas central heating ensuring a warm and cosy living environment.

The immaculately presented accommodation briefly comprises on the ground floor an entrance hall with fitted carpet, cloakroom with two piece suite, light and spacious living room to the front of the property with fitted carpet and French doors leading to the dining room, family room to the

front of the property with fitted carpet, open plan kitchen with fully fitted integrated appliances, breakfast bar and dining area with French doors leading to the back garden and a utility room off the kitchen with access to the garage and garden.

A carpeted staircase leads to the upper landing with access to all rooms upstairs and attic access, master bedroom to the front of the property with fitted carpet and ensuite shower room with sink over vanity and a power shower, second double bedroom to the front of the property with fitted carpet and fitted wardrobe, third double bedroom to the front of the property with fitted carpet and fitted wardrobe, fourth double bedroom to the back of the property with fitted carpet and family bathroom with three piece suite including sink over a vanity unit and shower over bath.

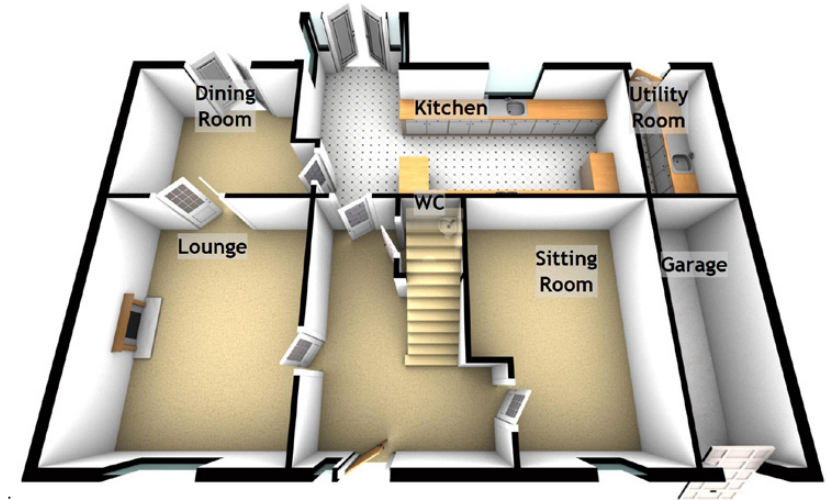
Externally there is a well maintained front garden, driveway with garage and to the back of the property a well maintained garden with patio area, grass and borders.



Bedrooms & BATHROOMS



Ground Floor



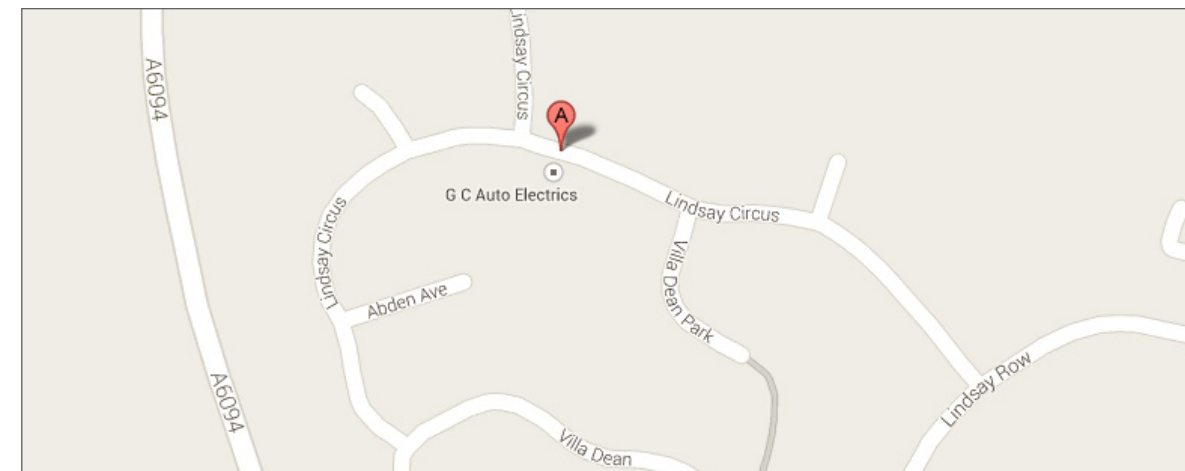
Approximate Dimensions
(Taken from the widest point)

Lounge	4.54m (14'11") x 3.64m (11'11")
Sitting Room	4.84m (15'11") x 2.86m (9'5")
Kitchen	6.82m (22'4") x 3.93m (12'11")
Utility Room	2.14m (7') x 1.60m (5'3")
Dining Room	3.30m (10'10") x 2.88m (9'5")
Bedroom 1	4.66m (15'3") x 3.54m (11'7")
En-suite	2.46m (8'1") x 1.96m (6'5")
Bedroom 2	3.54m (11'7") x 2.75m (9')
Bedroom 3	2.89m (9'6") x 2.72m (8'11")
Bedroom 4	3.76m (12'4") x 2.89m (9'6")
Bathroom	2.46m (8'1") x 1.74m (5'9")
WC	1.79m (5'10") x 1.02m (3'4")

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances
with other items by negotiation.

First Floor





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME WILSON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer