

113 Carnethie Street

ROSEWELL, MIDLOTHIAN, EH24 9AJ



This period end-terraced cottage is a lovely contemporary interpretation of a traditional building



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McEwan Fraser is delighted to present this period end-terraced cottage to the market. The property is a lovely contemporary interpretation of a traditional building and offers spacious, comfortable, and beautifully presented accommodation. The internal layout offers flexibility and currently boasts a fantastic semi-open plan lounge/dining/kitchen area which is flooded with light thanks to the glass surrounds from the rear sunroom. Garden grounds can be found to the rear of the property that are fully enclosed and laid to slabs with a large private garage. The property has had plans drawn up and a building warrant issued for further extension into the loft.

BEDROOM 2



The accommodation briefly comprises, an entrance vestibule with a hallway providing access to all rooms. On entering the property, one will find bedroom two which is a large double room with a 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 a 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.

BEDROOM 1



THE LIVING ROOM



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 which are topped with wooden worksurfaces and arranged around a range-style cooker and a Belfast sink. The space is flooded with light and provides access to the large sunroom to the rear of the property and further access to the rear garden.

THE KITCHEN



THE SUNROOM



The property is not overlooked to the rear and backs onto a strip of mature deciduous trees which separate the property from Rosewell Park. The park includes a playground and is a superb resource to have so close at hand.

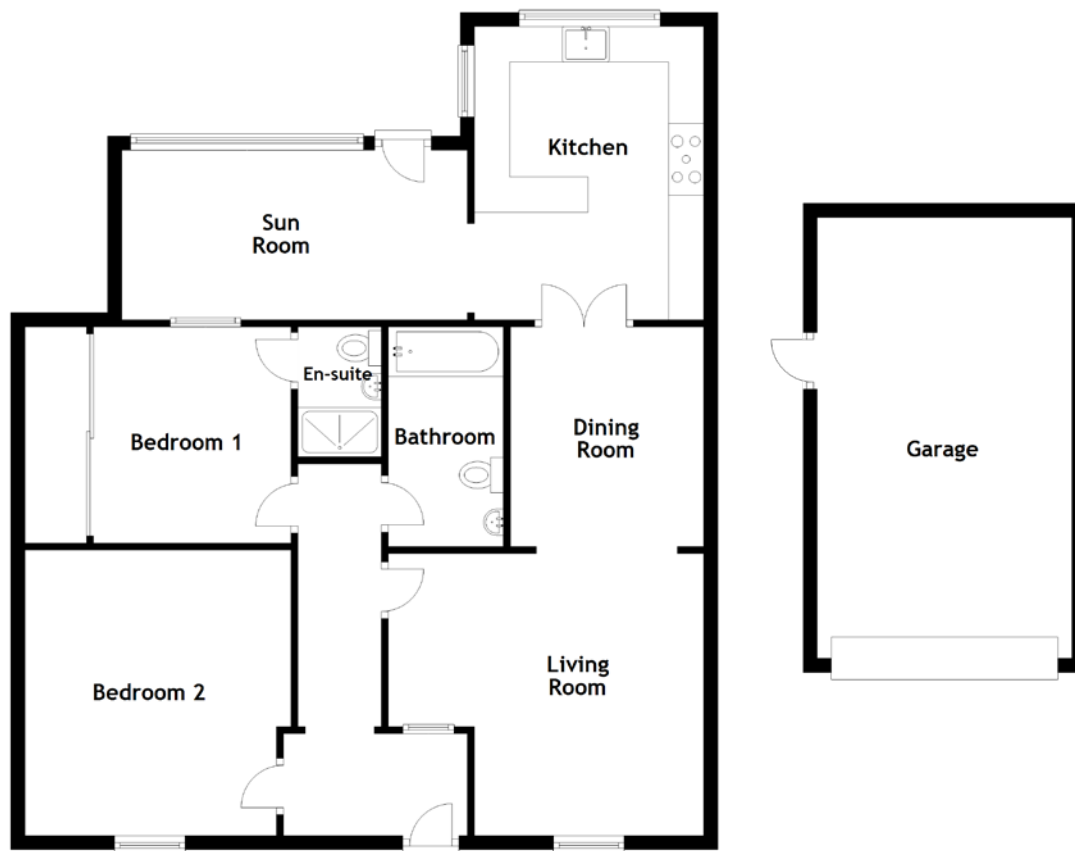
Full double glazing, as well as gas central heating, should ensure a warm yet cost-effective living environment. There is also a multi-fuel stove in the living room which is great in the winter along with a log store in the garden.

THE GARDEN & GARAGE





FLOOR PLAN, DIMENSIONS & MAP



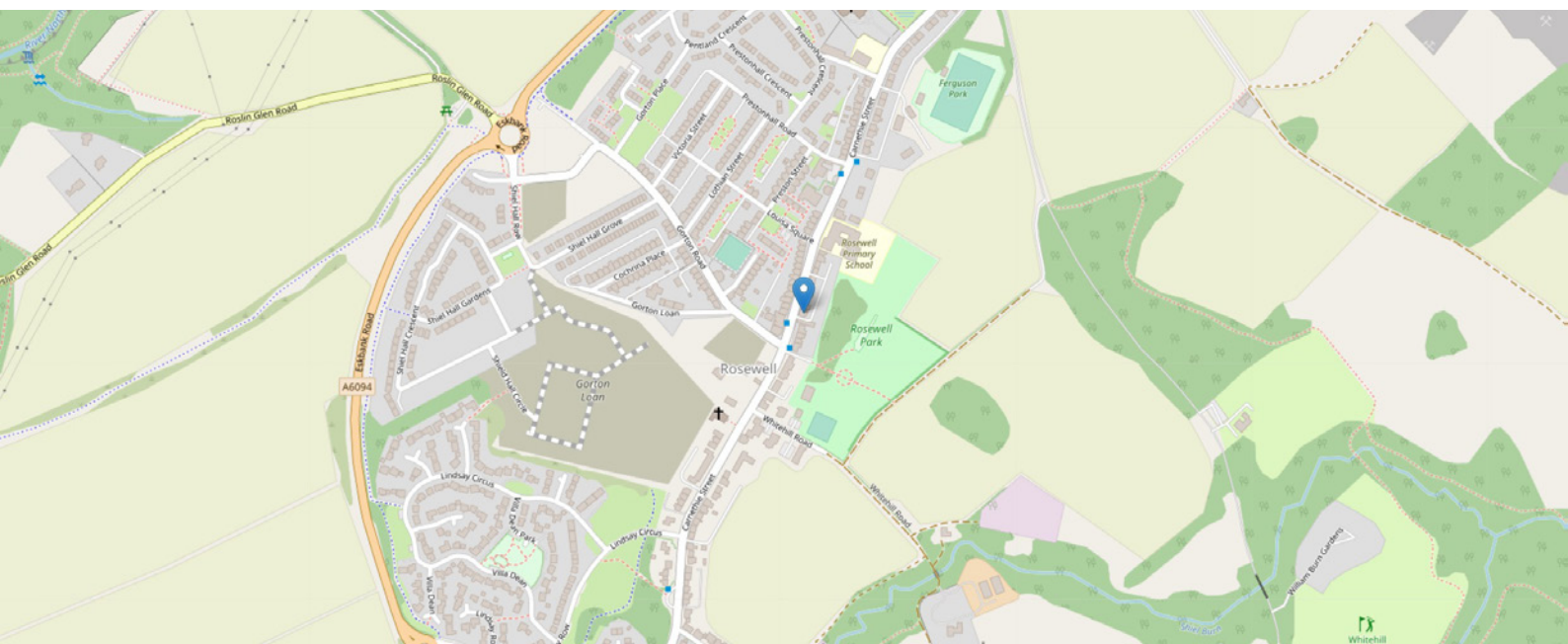
Approximate Dimensions
(Taken from the widest point)

Living Room	4.47m (14'8") x 3.99m (13'1")
Dining Room	3.11m (10'2") x 2.74m (9')
Kitchen	4.15m (13'7") x 3.25m (10'8")
Sun Room	4.90m (16'1") x 2.40m (7'10")
Bedroom 1	3.06m (10') x 2.80m (9'2")
En-suite	1.84m (6') x 1.18m (3'10")

Bedroom 2	3.90m (12'10") x 3.77m (12'4")
Bathroom	3.11m (10'2") x 1.55m (5'1")
Garage	6.24m (20'6") x 3.61m (11'10")

Gross internal floor area (m²): 89m²
EPC Rating: D

Extras (Included in the sale): Some larger items of furniture may be available by separate negotiation.



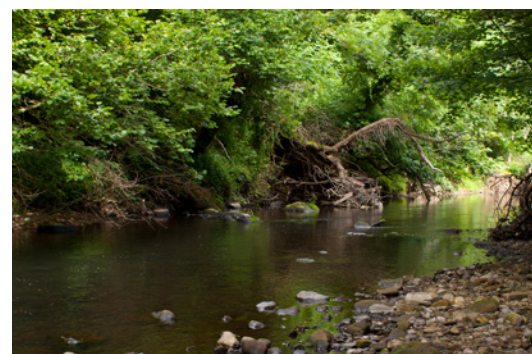
THE LOCATION

Rosewell offers an idyllic village lifestyle in a rural setting, whilst being well placed for easy commuting to the city. Surrounded by open countryside and sits at the foot of the Pentland Hills. This thriving village enjoys good local amenities and more extensive shopping is available in the neighbouring towns of Penicuik, Dalkeith and Bonnyrigg.





There are many pleasant walks to be enjoyed 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 with a hydrotherapy suite, a state-of-the-art gym, and a programme of fitness classes. For the golf enthusiast, Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. Nursery and primary schooling are provided locally at Rosewell Primary School which is followed by secondary education at award-winning Lasswade High School. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.



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