

13 Lindsay Row

ROSEWELL, MIDLOTHIAN, EH24 9EJ



*STUNNING EXECUTIVE
FIVE BEDROOM VILLA*



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McEwan Fraser is delighted to present this spacious five-bedroom detached house that forms part of an exclusive and well-established modern development in Rosewell. The property is on the edge of the development and boasts a beautiful open front aspect with views over communal parkland. Internally, the property boasts excellent proportions and has 177m² of flexible living space over two floors. The accommodation includes four double bedrooms, two of which have en-suites, a family bathroom, two generous public rooms, there is an integrated Sonos music system in the lounge, kitchen and bedroom 4, an additional ground-floor study or fifth bedroom, a generous dining kitchen, a cloakroom, and a double integral garage with remote entry. The property also enjoys delightful mature gardens that have been tastefully landscaped.

The accommodation is focused on a spacious living room which has been opened into the adjoining dining room to create a superb living space. The living room is naturally bright and the proportions on offer give plenty of flexibility for a new owner to create their ideal entertaining space. There is a natural flow into the dining room which has plenty of space for a large dining table and supporting furniture. French doors from the dining room open to a rear patio giving even more versatility in the summer months.





A generous dining kitchen has become the heart of a family home in recent years and this property delivers in style. The kitchen has a generous range of base and wall-mounted units, set against a tiled splash-back, that offers huge prep and storage space for the aspiring chef. There is a range of integrated appliances including a gas hob, an electric oven, a grill, a dishwasher, and a fridge freezer.





The ground floor also has a dedicated study which has become an incredibly desirable feature in recent years. The study is separated from the main living room by the hallway giving a degree of privacy. The proportions are such that this room could be readily utilised as a fifth double bedroom.







Climbing the stairs, the first-floor landing gives access to the four principal bedrooms, the family bathroom, and a large loft space for additional storage. The dual-aspect master suite is superb and boasts an incredible amount of floor space for a full array of bedroom furniture alongside three large integrated wardrobes. The master also enjoys access to a generous en-suite shower room which has natural light



and a white suite. Bedroom two is a further large double bedroom with integrated wardrobes and an en-suite shower room. Bedrooms three and four are both double bedrooms and also enjoy integrated wardrobes. Internal accommodation is completed by the bathroom which has been refitted to include a stunning free-standing bath. For extra warmth and comfort, there is gas central heating and double glazing.





Bedroom 2







Bedroom 3

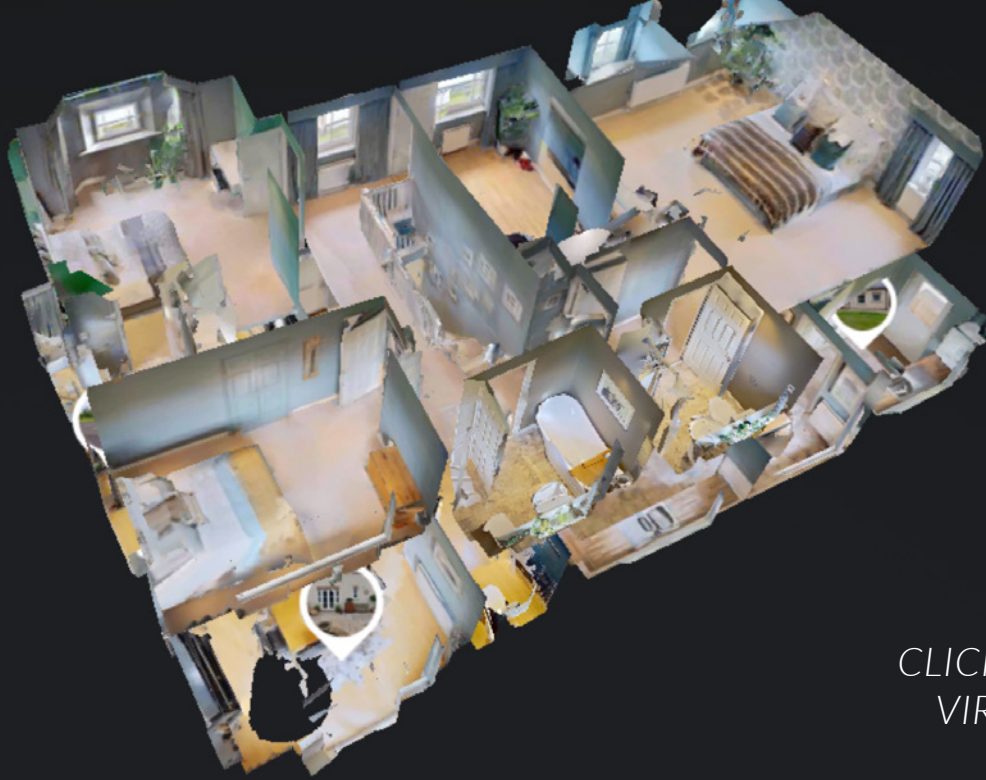




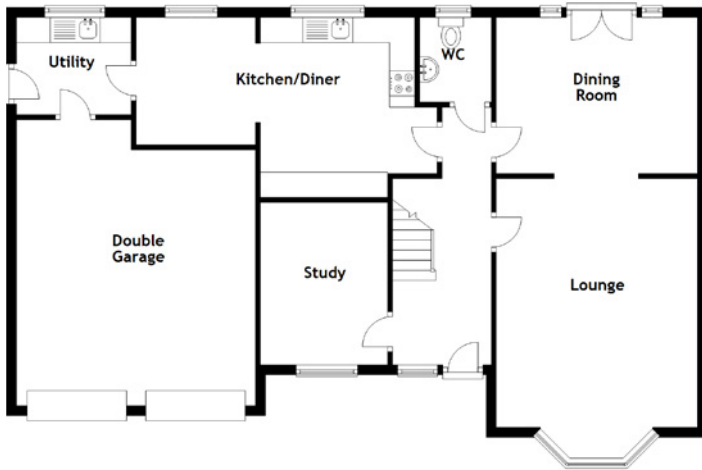
Bedroom 4







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Approximate Dimensions

(Taken from the widest point)

Lounge	4.96m (16'3") x 4.00m (13'1")
Kitchen/Diner	6.00m (19'8") x 3.59m (11'9")
Dining Room	4.00m (13'1") x 3.11m (10'3")
Study	3.23m (10'7") x 2.53m (8'4")
Utility	2.28m (7'6") x 1.94m (6'4")
WC	1.69m (5'6") x 1.42m (4'8")
Double Garage	5.70m (18'8") x 4.76m (15'7")
Bedroom 1	4.85m (15'11") x 4.49m (14'9")
En-suite	2.36m (7'9") x 1.90m (6'3")

Bedroom 2	4.40m (14'5") x 3.58m (11'9")
En-suite	2.40m (7'10") x 1.53m (5')
Bedroom 3	4.40m (14'5") x 2.85m (9'4")
Bedroom 4	3.97m (13') x 2.65m (8'8")
Bathroom	2.55m (8'4") x 1.90m (6'3")

Gross internal floor area (m²): 177m²

EPC Rating: C

Floor Plan



Externally, the property sits back from the road behind a mature lawn and a double driveway which leads to the large integral garage. The rear garden has been extensively landscaped and boasts patio areas, a mature lawn, a shed to the side of the property for garden/bike storage and established bedding areas.





Surrounded by open countryside at the foot of the Pentland Hills, Rosewell is a delightful village some 10 miles south of Edinburgh. The village benefits from excellent transport links including the Borders Railway which offers fast and frequent services into the city centre from Eskbank. The city by-pass is within a short drive facilitating swift and easy access to the west side of the city, Edinburgh International Airport and the central motorway network. The by-pass also gives access to the A1 and East Lothian's beautiful sandy beaches and championship golf courses.

Whilst the village itself offers primary education and local shopping facilities, senior schooling and a more extensive range of shopping facilities are available in neighbouring Bonnyrigg, Dalkeith and Penicuik. The Straiton Retail Outlet is also within a short drive and plays host to the majority of High Street names and a 24-hour Asda. Some of the city's finest independent schools are also within a short drive. Leisure options include golf courses, the Penicuik to Dalkeith walkway/cycle path, the delightful meandering paths through Rosslyn Glen, Hillend Winter Sports Centre and the wonderful open spaces of the Pentland Hills Regional Park, to name but a few.

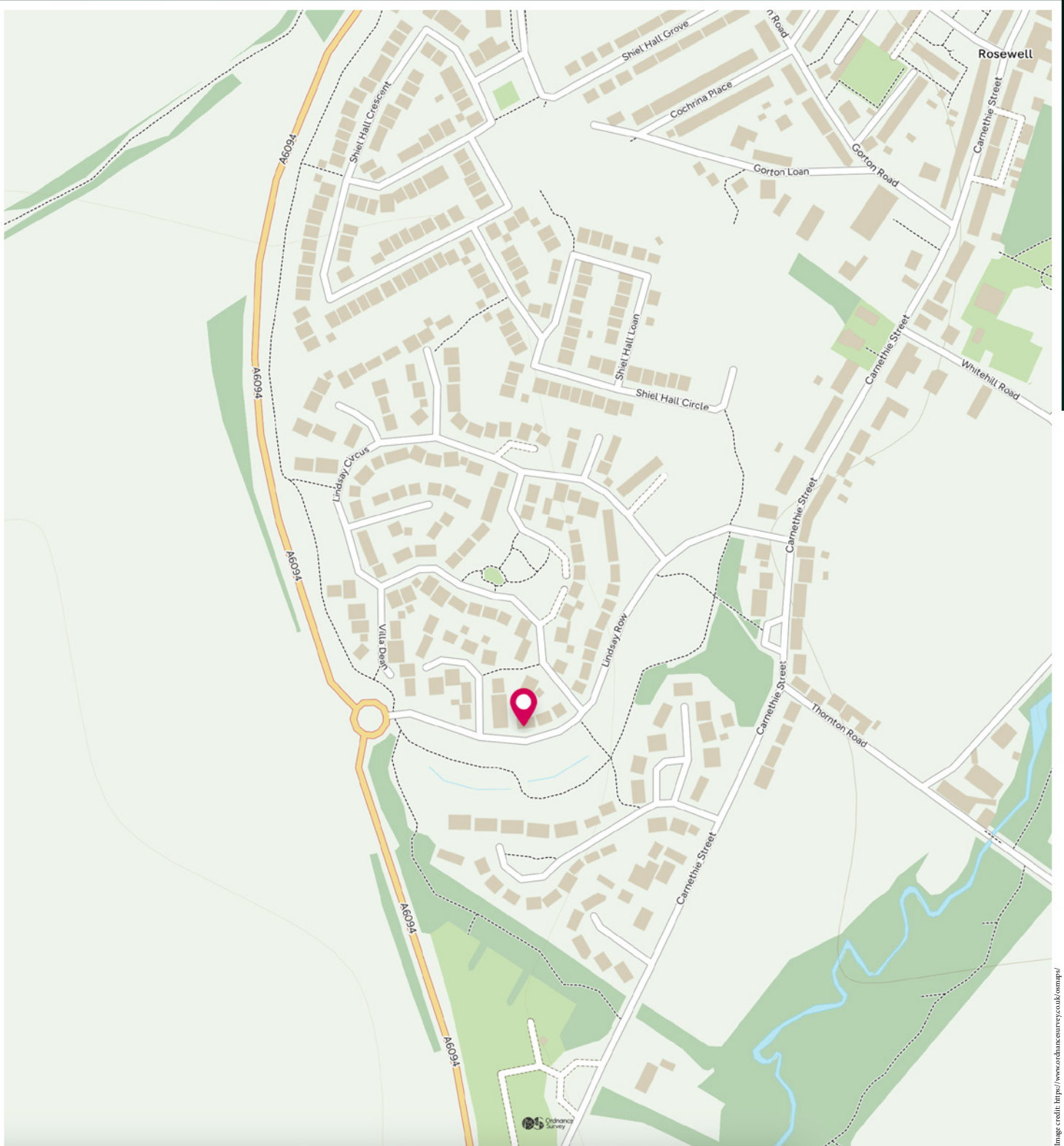


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