

# 7 Kinlouch Crescent

ROSEWELL, MIDLOTHIAN, EH24 9BY



*Stunning four-bedroom with southwest facing garden in walk-in condition*



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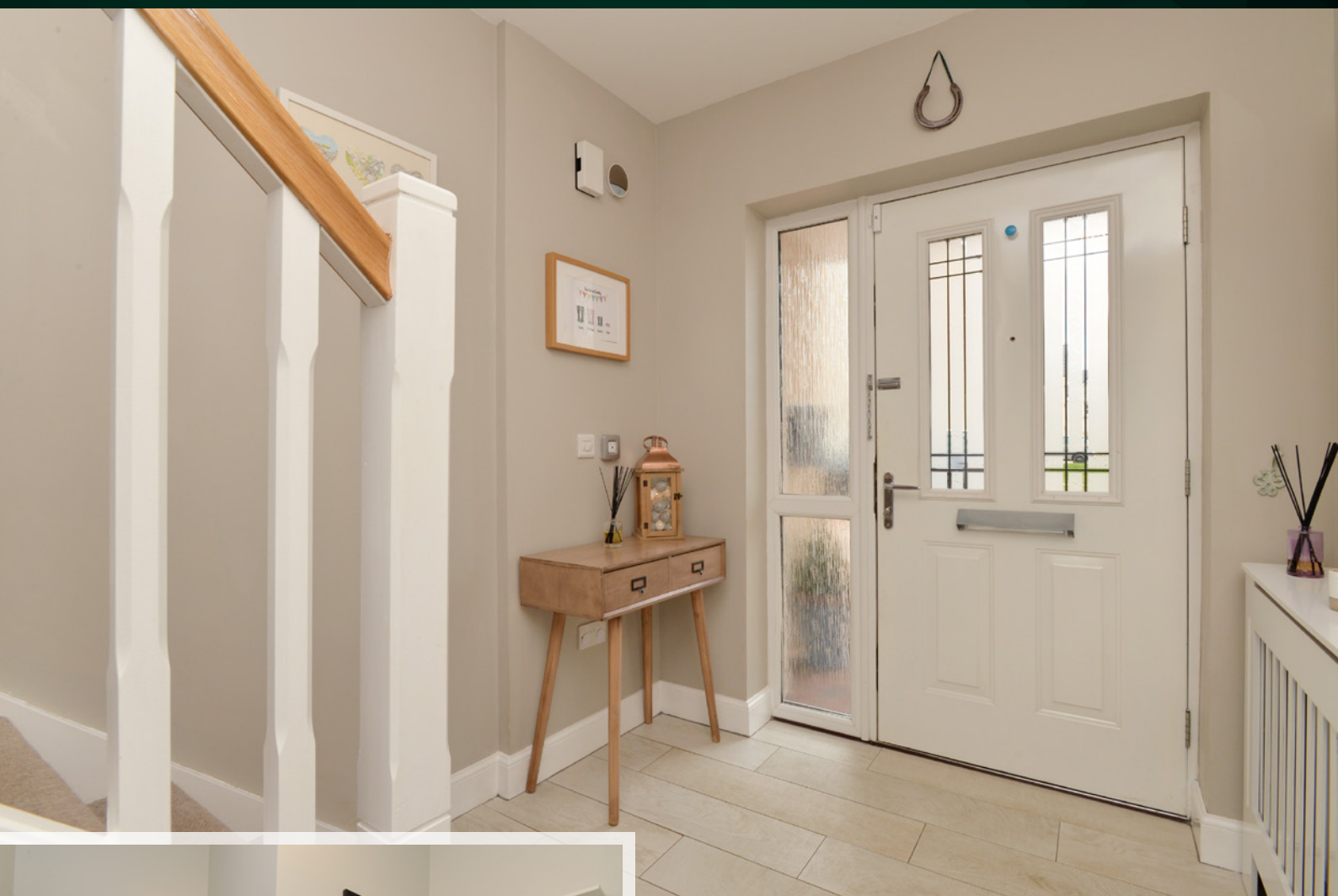


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McEwan Fraser is delighted to present this superb four-bedroom detached villa to the market. The property occupies a prime position in a sought after development built by Miller Homes in 2015/2016. The property is one of the larger houses in the development and comprises four double bedrooms including a master with en-suite, large living room, full-width kitchen/dining/family room, utility room, family bathroom and an integral garage. The property enjoys a fantastic corner position on the southwest of the development. This affords a bright and sunny south-west facing garden with open aspects across playing fields to the rear. Internally, the property is offered in fantastic condition and offers a wealth of flexible space to suit the dynamics of modern family life. A must on your viewing list.

## THE HALLWAY



You enter the property through a welcoming hallway which includes integrated storage and plenty of space for coats and shoes. The entrance hall includes a ground floor WC and provides access to the principal ground floor apartments. Beautiful Porcelanosa tiled flooring runs through the hallway and into the kitchen.



# THE LOUNGE



The main living is to your left and a particularly generous room. Neutrally finished, a bay window affords excellent levels of natural light. The floor space on offer gives plenty of flexibility for an incoming purchaser to create their ideal entertaining space.



# KITCHEN/DINING FAMILY ROOM



The kitchen runs the full width of the rear of the property and includes French doors opening onto the rear garden. There is a full range of base and wall mounted units which give ample prep and storage space. A gas hob, cooker hood, oven, fridge freezer and dishwasher are integrated. An attached utility room houses the washing machine and further storage space. The proportions in the kitchen give ample space for a dining table and additional seating making the kitchen the real heart of the home.









The accommodation upstairs is admirably suited to a large family. The first-floor landing gives access to four double bedrooms, a family bathroom and a large loft for additional storage. The master bedroom is a particularly generous room that includes an integrated wardrobe and enough floor space for plenty of additional free standing furniture. The master bedroom also includes enjoys access to an en-suite shower room. The second bed, overlooking the front of the property, also enjoys integrated wardrobes. Bedrooms three and four overlook the rear garden.

# THE MASTER BEDROOM & EN-SUITE



# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# THE BATHROOM



Internal accommodation is completed by the family bathroom which boasts contemporary partial tiling and a three-piece white suite with shower over bath.

For extra warmth and comfort, the property comes with gas central heating and double glazing.



# THE GARDEN

Externally, the property enjoys a double driveway and small lawn to the front. The double drive gives access to the integrated garage. To the rear, the garden has been heavily landscaped and is absolutely stunning. The owners have taken advantage of a historic boundary wall and created a two-tiered garden with a beautiful and very private sunken patio that gets the sun long into the evening.

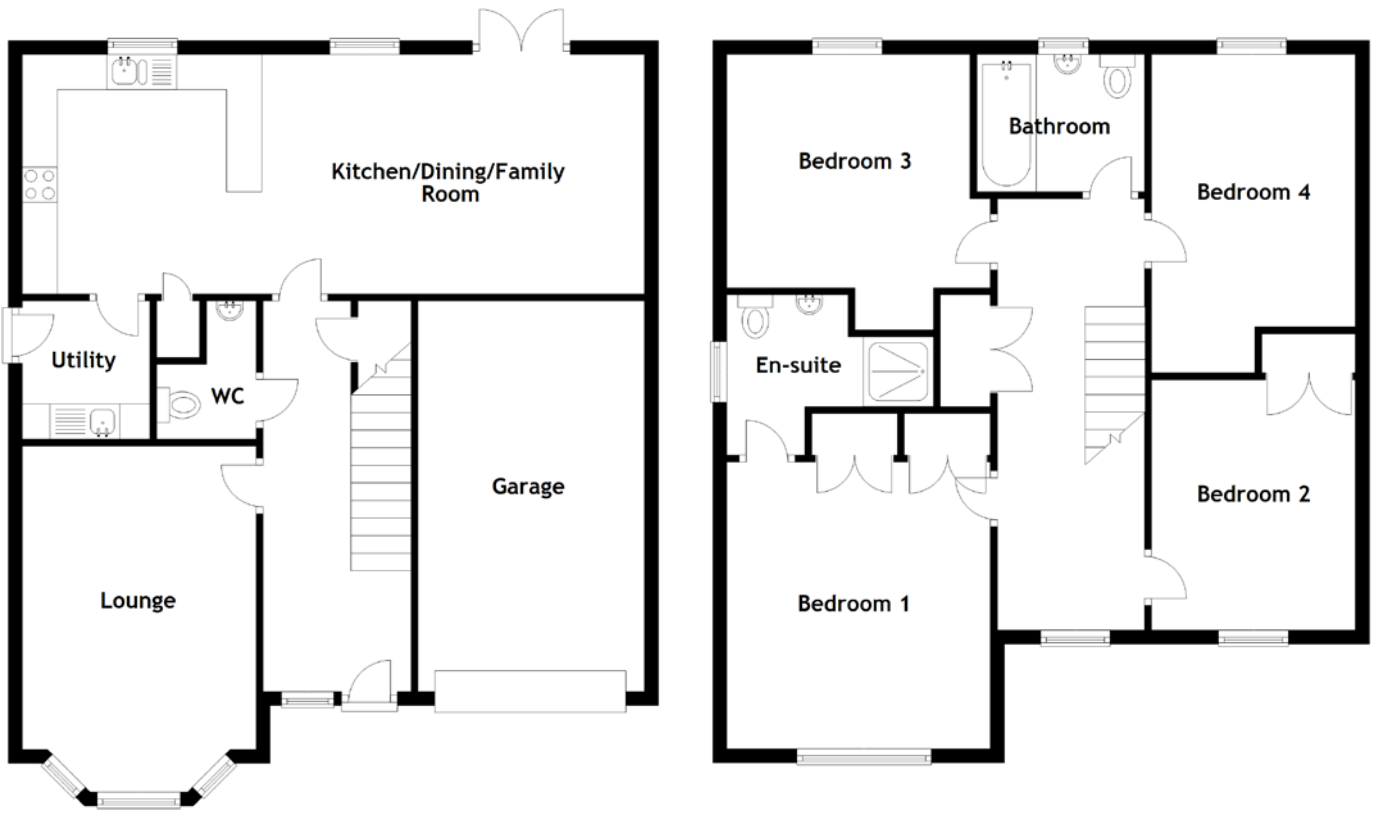








# FLOOR PLAN, DIMENSIONS & MAP



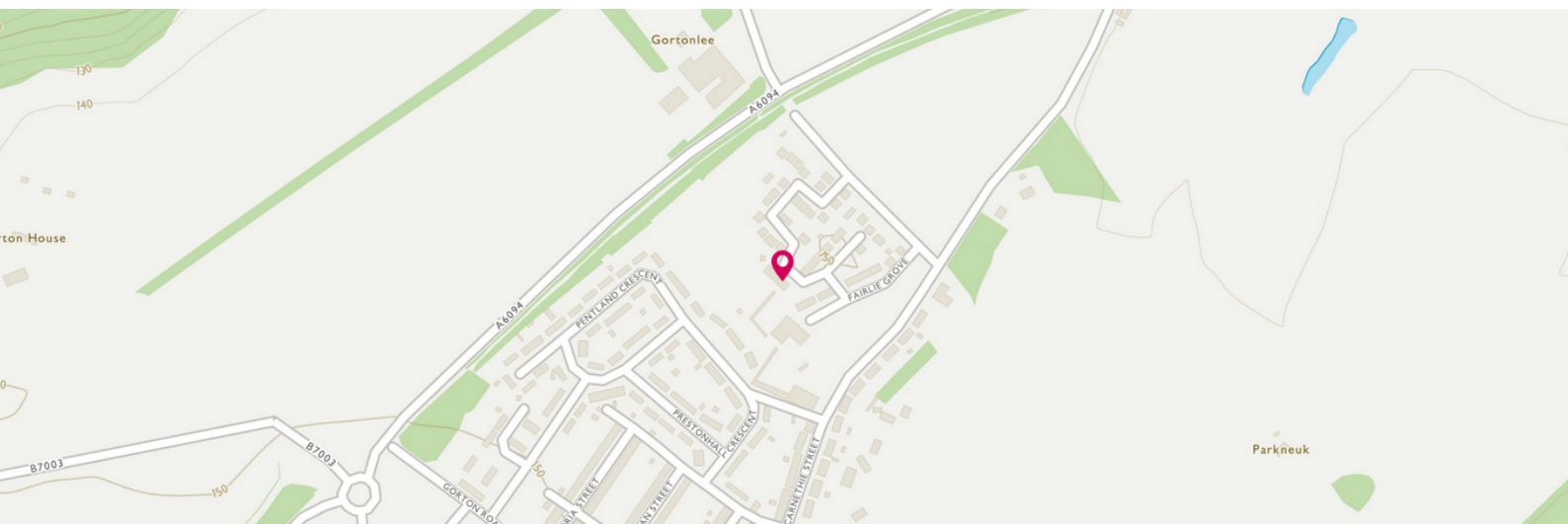
Approximate Dimensions (Taken from the widest point)

Lounge	4.96m (16'3") x 3.35m (11')
Kitchen/Dining/Family Room	8.92m (29'3") x 3.43m (11'3")
Utility	1.98m (6'6") x 1.64m (5'5")
WC	1.98m (6'6") x 1.25m (4'1")
Bedroom 1	4.13m (13'7") x 3.75m (12'4")
En-suite	2.96m (9'9") x 2.30m (7'7")
Bedroom 2	3.59m (11'9") x 2.93m (9'7")
Bedroom 3	3.95m (12'11") x 3.73m (12'3")
Bedroom 4	4.57m (15') x 2.92m (9'7")

Bathroom	2.35m (7'9") x 1.97m (6'6")
Garage	5.60m (18'4") x 3.25m (10'8")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All integrated appliances, slatted blinds, roller blinds and curtain poles are included within the sale. Some other items may be available by negotiation.





# THE LOCATION

Rosewell is a former mining village located approximately 10 miles to the south of Edinburgh's city centre.

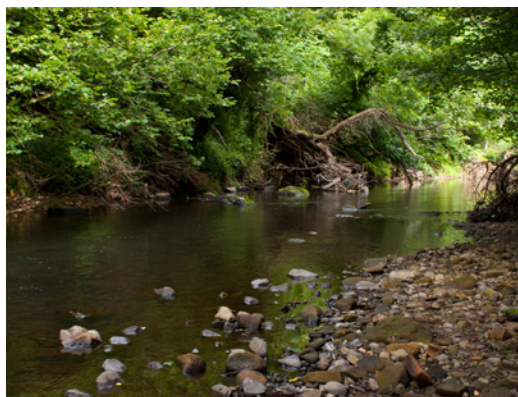






The village benefits from good local amenities including local shops, a primary school and nursery, and is well connected by bus services to Edinburgh and the surrounding areas. Further shops and amenities are to be found in the town of Bonnyrigg or at Straiton Retail Park, near Loanhead, where there is a variety of Supermarkets, shops and stores. I

n addition, there are a number of pleasant walks in and around the area, Roslin Chapel and nearby Roslin Glen Country Park with its meadows, grasslands, wildlife, picnic areas, river walks and historical walks to Rosslyn Castle, Wallace's cave, and Gunpowder Mills. All in all, the village provides the perfect balance of semi-rural countryside living whilst providing a fast and efficient commute to Edinburgh and the Scottish Road Network if required.



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