

3 Abden Avenue

ROSEWELL, MIDLOTHIAN, EH24 9EL



*Stunning Five Bedroom Detached Home Located In A
Highly Sought After Development In Rosewell*



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An excellent opportunity has arisen to acquire this fantastic five-bedroom detached house located in a highly sought after development in Rosewell, making for an ideal family home. Early viewing is highly suggested.

THE KITCHEN/DINER



THE LOUNGE



Internally, this accommodation is in excellent decorative order, while briefly consisting of;

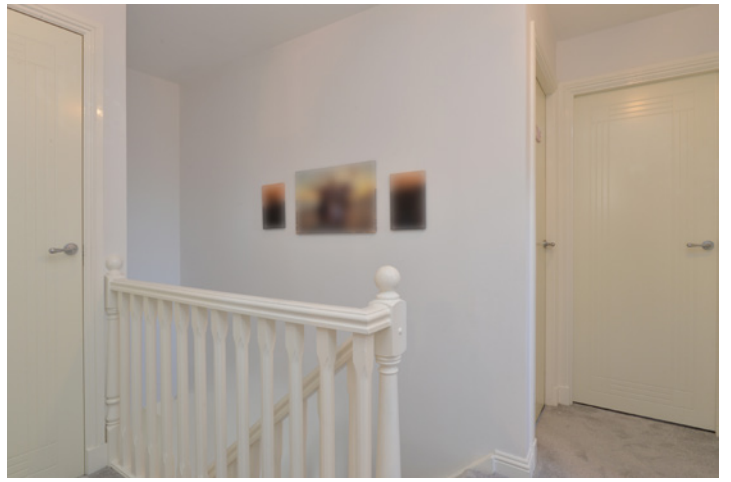
Ground Floor: entrance hallway with an under stairs storage cupboard, a bright and spacious lounge with an electric fireplace and French patio doors, a fifth double bedroom with optional use as a sitting room, study/home office and a two-piece partially-tiled W/C. A stunning partially-tiled fully-fitted kitchen/diner benefits from an integrated 4-burner induction hob, oven, microwave, extractor hood, dishwasher, wine cooler, sliding glass doors to the rear garden and two Velux window skylights, creating lots of natural light. The downstairs layout is completed with a partially-tiled fully-fitted utility room with internal access to the double garage.





THE STUDY & WC





THE LOWER BEDROOM



First Floor: landing with a storage cupboard, a linen cupboard and an access hatch to the partially-floored attic, a master double bedroom with two triple wardrobes, a fully-tiled 3-piece en suite with underfloor heating and a chrome-heated towel rail, three further double bedrooms with two of which benefitting from triple wardrobes. The upstairs floorplan is completed with a partially-tiled three-piece bathroom suite with an over-bath shower, chrome-heated towel rail and underfloor heating.

THE MASTER BEDROOM & EN-SUITE





BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



THE GARDEN

This property also benefits from; a four-car double driveway and double garage, gas central heating, full double glazing and private gardens to the front, side and rear of the property.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.95m (16'3") x 3.82m (12'6")
Kitchen/Diner	5.86m (19'3") x 5.48m (18')
Utility	3.31m (10'10") x 2.70m (8'10")
Study	2.75m (9') x 2.75m (9')
WC	1.52m (5') x 1.09m (3'7")
Bedroom 5	3.82m (12'6") x 3.02m (9'11")

First Floor

Bedroom 1	3.86m (12'8") x 3.03m (9'11")
En-suite	2.34m (7'8") x 1.75m (5'9")
Bedroom 2	3.95m (13') x 3.70m (12'2")

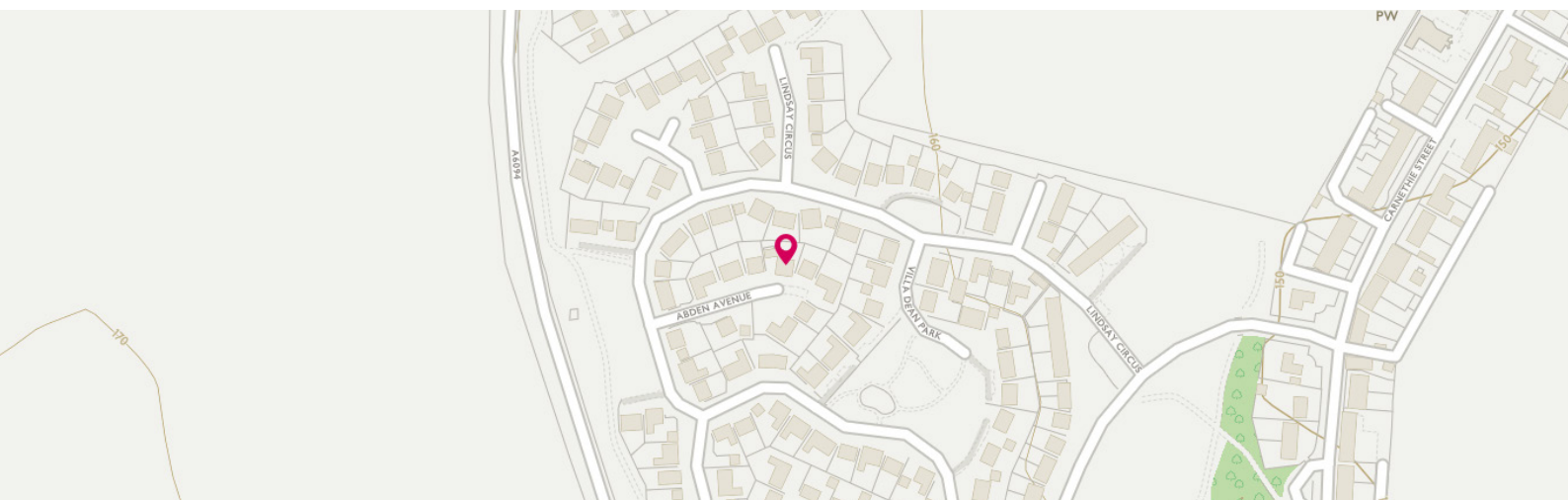
Bedroom 3	3.87m (12'8") x 2.79m (9'2")
Bedroom 4	2.95m (9'8") x 2.79m (9'2")
Bathroom	2.88m (9'5") x 1.73m (5'8")

Garage	5.45m (17'11") x 5.44m (17'10")
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Gross internal floor area (m²): 149m²

EPC Rating: C

Extras (Included in the sale): Trampoline, greenhouse, bar stools and selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

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 everyday 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 closer to the city boundary than places like Penicuik and Gorebridge and 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.



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