



## Rosewell

22 Lindsay Row, Rosewell, Midlothian, EH24 9EJ

## **22 Lindsay Row, Rosewell, Midlothian, EH24 9EJ**

Beautifully presented 4 bedroom semi detached villa, which offers extremely flexible family accommodation over two levels.

The property has been well maintained by the present owners and comprises of:-

Ground floor:- Reception hallway with downstairs w.c. Living room. Kitchen, which is open plan to the dining room. Selection of modern kitchen units with worktop, splash tiling, inset sink and tiled floor. Integral appliances including a stainless steel gas hob, matching electric fan assisted oven, extractor hood, washer/ dryer and dishwasher. Conservatory, which over looks rear garden and has doorway leading out to garden. Downstairs double bedroom 4 with twin windows to front.

Upper Floor:- hallway with front facing window which enjoys an open outlook. Hatch to attic and cupboard which houses hot water cylinder. Master bedroom which has twin rear facing windows. Built in wardrobes and en suite shower room. Double bedroom 2 with built in wardrobes and front facing windows. Bedroom 3 again with built in wardrobes. Family bathroom with windows to side featuring a white 3-piece suite comprising of w.c., wash hand basin and bath with shower attachment over. Display splash tiling incorporating a display shelf and heated towel rail.

The property benefits gas central heating as well as double glazing.

To the outside there is a garden area which features a lawn with driveway and path leading to front, side and rear. To the rear there is a fully enclosed garden mainly laid to lawn with sun terrace adjacent to property. Garden shed and raised deck section, which is included in sale price. External water taps.

## **Offers around £195,000**











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## Location

Rosewell is a small village located within the popular county of Midlothian, is surrounded by delightful rolling countryside and yet is located only 10 miles to the south of Edinburgh City Centre. This area has always proved popular with commuters as it offers easy access to many of the major motorway networks along with the City Bypass which in turn leads to Edinburgh Airport and the Forth Road Bridge. Regular buses operate to and from Rosewell both to the city centre and to surrounding towns and villages. Rosewell has a strong community with many clubs and associations for all ages. Within the village there is a

general store which sells every day provisions. For those with younger children Rosewell provides nursery and primary schooling plus an after school club. Secondary schooling can be found within the surrounding towns which also offer supermarket and specialist shops, banking facilities, healthcare and a wide range of recreational facilities.



## Measurements

Living room 14'8" x 9'9" (4.47m x 2.97m)

Kitchen 13'6" x 8' (4.11m x 2.44m)

Dining room 9'4" x 5'11" (2.84m x 1.80m)

Conservatory 13'5" x 11'3" (4.09m x 3.43m)

Bedroom one 16'4" x 10'1" (4.98m x 3.07m)

Bedroom two 9'1" x 8'4" (2.77m x 2.54m)

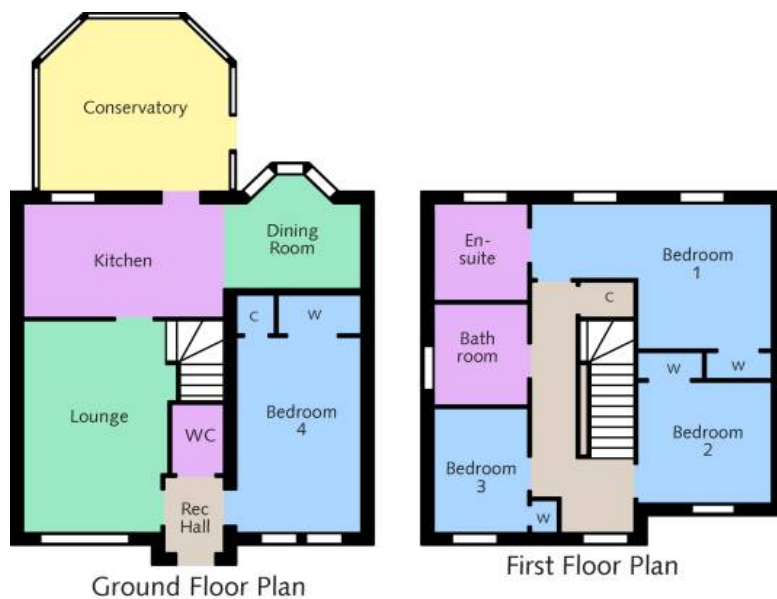
Bedroom three 8'8" x 6'3" (2.64m x 1.90m)

Bedroom four 13'8" x 7'10" (4.17m x 2.39m)

Bathroom 7'1" x 5'7" (2.16m x 1.70m)

## Viewing

By appointment with Pagan Osborne on 0131 539 3333.



## AGENTS NOTE

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