










Offers Over

£450,000

11 Villa Dean

Rosewell | Midlothian | EH24 9ES

Impressive detached executive villa, quietly positioned within a modern yet established residential development. Spanning 193 square metres this is a great home for any family. Excellent local facilities and amenities are within easy reach as well as links to the main commuter networks and public transport to Edinburgh.

-  5 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



Description

Upon entering through the front door, you're greeted by a welcoming hall boasting practical wooden flooring and convenient storage, including a WC cloakroom. To the right, an inviting arrangement of elegantly-presented rooms awaits, perfect for both relaxation and entertaining. The bay-fronted reception room seamlessly transitions into a formal dining room, with a spacious south west-facing garden room extending beyond, providing ample natural light. In the reception room, a charming coal-effect fire set within a handsome timber and marble surround serves as a cozy focal point. Across the hall, the bright and spacious kitchen features a dining area separated by a characterful archway. Well-appointed, the kitchen showcases a wide selection of wood-effect cabinets, recessed downlighting, and abundant workspace, along with integrated appliances including an eye-level oven, grill, gas hob, fridge freezer, and dishwasher. Adjacent is a utility room providing access to the garage and garden, with adequate space for free standing appliances. Completing the ground floor is a versatile home study, easily convertible into a fifth double bedroom. Upstairs, a large and airy landing with storage leads to an impressive principal suite and en-suite and three additional double bedrooms, one of which boasts a bay window and en-suite shower room. All bedrooms feature built-in storage, with the rear-facing room benefiting from a sunny southerly aspect.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Positioned on a generous plot with an open aspect over a communal park, the property benefits from a monoblock driveway suitable for two vehicles and leads to an integral double garage. A decorative front lawn adds to the kerb appeal of the property. To the rear is a fully enclosed, safe family space with a patio ideal for outside entertaining. Beyond the patio is a great size lawn, ideal for children and pets.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

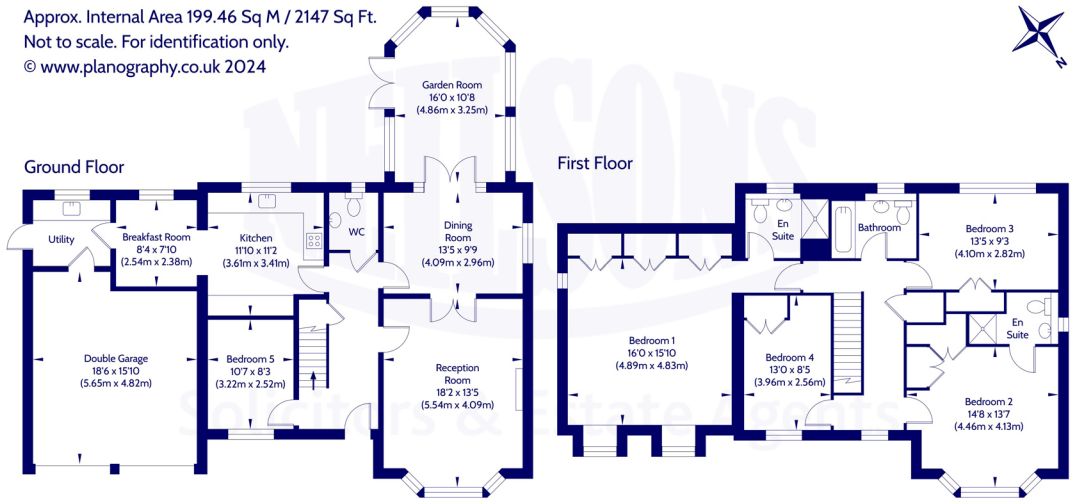
Surrounded by open countryside, this thriving village enjoys good local amenities, with more extensive shopping available in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. Many pleasant walks can be enjoyed in the surrounding area including the Roslin Glen Country Park, which takes in the 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 and gym and for the golf enthusiast Whitehill House Golf Course and Glencorse Golf Course are just a short drive away. Nursery and primary schooling is provided locally at Rosewell Primary and St Matthew's Primary Schools, followed by secondary education at Lasswade High School in Bonnyrigg. The City Bypass is within easy reach, providing access to main Scottish motorway network and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.



Approx. Internal Area 199.46 Sq M / 2147 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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