

7 Flora Masson Gardens, Rosewell, EH24 9EZ



Description

Located in Rosewell, a former mining village to the east of Roslin, is where you will find Rosewell Meadow. It is a development of 4 bedroom homes, just 7 miles from Edinburgh city centre. For commuters, the development is situated near the Edinburgh City Bypass connecting you to other main road links for those travelling to locations across the central belt and beyond, such as the M8, M9 and M90. This impressive family home is designed for modern living with a spacious lounge, and a dining room with access to the back garden. The hub of the home is a generous open-plan kitchen with breakfast bar and family area also leading to the garden via French doors. A utility room adjacent to the kitchen has convenient access to the integral double garage. An elegant main bedroom with Juliet balcony and full en suite is upstairs, along with three further double bedrooms and a family bathroom with separate shower.

- Part Exchange or £25,740 contribution
- Save over £17,000 - flooring included
- Spacious lounge
- Open plan kitchen with breakfast bar featuring French doors to rear garden
- Utility room
- Separate formal dining room
- Four double bedrooms , master with en suite
- Plenty of storage space
- Integral double garage

Images are for illustrative purposes and layouts may vary depending on the individual plot

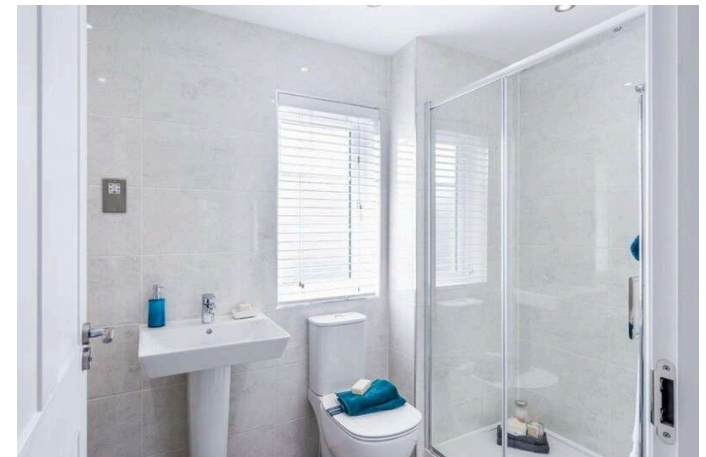
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Surrounded by open countryside at the foot of the Pentland Hills, 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 with a hydrotherapy suite, a state-of-the-art gym, and a programme of fitness classes, or 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 School, followed by secondary education at award-winning Lasswade High School Centre. The City Bypass is within easy reach, providing access to the M8/M9 motorway networks and Edinburgh International Airport. The village is also served by regular bus links to and from the city centre via neighbouring towns and villages.



THE COLVILLE FOUR BEDROOM DETACHED HOME

Key
 B Boiler CH/Cylinder
 M Main Kitchen/Breakfast space
 W Washing machine space
 LTV Living room
 DTV Dining room
 BTV Bathroom
 CTV Corridor
 ST Staircase
 LTV Living room
 DTV Dining room
 BTV Bathroom
 CTV Corridor
 ST Staircase

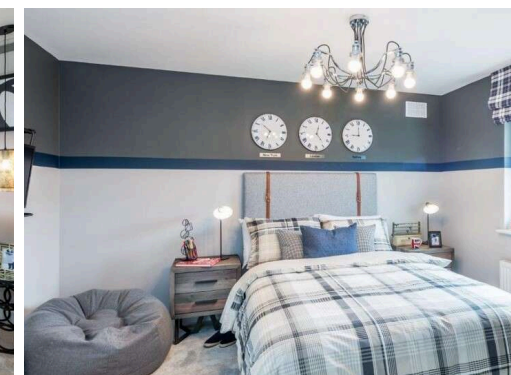
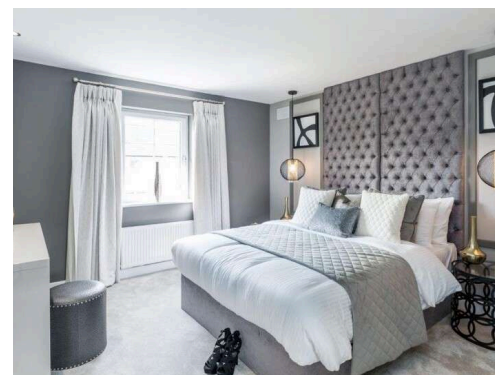
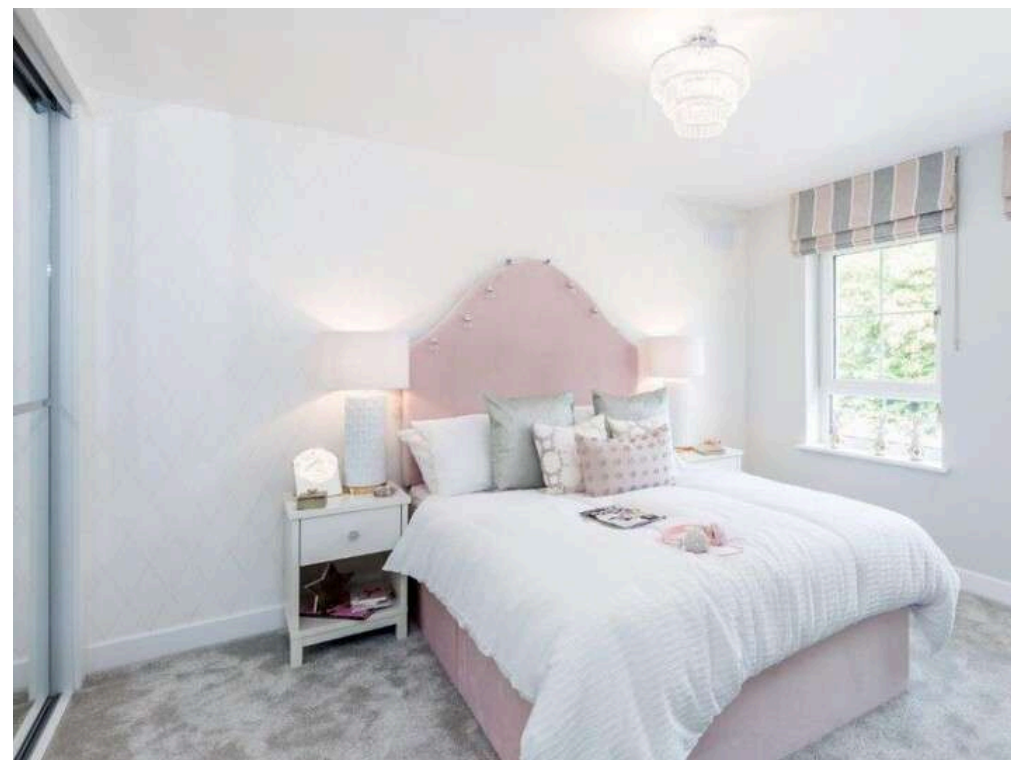


Ground Floor
 Lounge 5107 x 3717 mm
 Kitchen/Breakfast 5942 x 4262 mm
 Utility 2485 x 2102 mm
 Dining 3717 x 2793 mm
 WC 1794 x 1253 mm



First Floor
 Bedroom 1 5552 x 4176 mm
 Bedroom 2 3157 x 3418 mm
 Bedroom 3 3798 x 3793 mm
 Bedroom 4 3424 x 2810 mm
 Bathroom 2125 x 1759 mm

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