



Solicitors & Estate Agents










Fixed Price

**£180,000**

## 39 Rosewell Road

Bonnyrigg | Midlothian | EH19 3PP

Neilsons are delighted to offer to the market this lovely, light-filled end-terraced villa with private gardens and driveway to front. Conveniently positioned in the popular Midlothian town of Bonnyrigg, close to good local amenities, transport links and reputable schooling.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Garden
-  Driveway
-  EPC Rating – D
-  Council Tax Band - B



## Description

The property shall undoubtedly appeal to the first-time buyer/couple or young families and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior throughout, the accommodation comprises; entrance hallway with carpeted staircase to the upper floor, attractive front-facing lounge, good sized diningroom with patio doors leading to the rear garden. The kitchen, which is semi-open-plan from the diningroom is fitted with range of wall and base units with built-in gas hob with hood above and separate electric oven. Upstairs leads to two generously proportioned double bedrooms, both benefiting from built-in storage. It should be noted that the front-facing principal bedroom has been partitioned by the present owner, currently utilised as a double bedroom with study/nursery off. Lastly, the bathroom comprises of a three piece suite with electric shower over bath. In addition, there is a floored attic providing excellent storage facilities and further benefits include gas central heating with combi boiler and double glazing..



## Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in gas hob/oven/hood and fridge/freezer.

## Gardens and parking

Situated to the front is a private garden incorporating the driveway providing valuable off-street parking. There is a private garden located to the rear with paved patio and lawn housing the garden shed.

## Viewing

By appointment with Neilsons on 0131 625 2222.







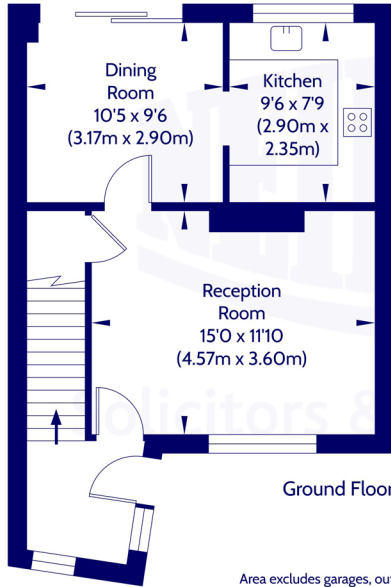
## Location

Roseburn Road forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to many local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services available close by leading to Edinburgh City Centre and surrounding areas. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the nearby centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco. Straiton Retail Park is also within close proximity and provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.

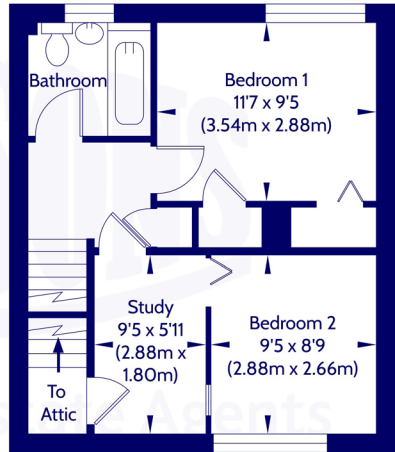




Approx. Gross Internal Floor Area 77.94 Sq M / 839 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

