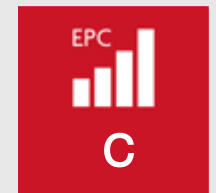
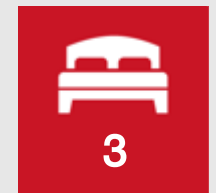




**Thorntons**  
The right way to move

28 Kinlouch Crescent,  
Rosewell, Midlothian EH24  
9BY







## Summary

This immaculate end-terraced home offers versatile and stylish family living over two floors. The home includes a bright and spacious living room, a large kitchen/dining area, three bedrooms, including a master with en-suite, a modern family bathroom, and a downstairs WC. The standout feature is the generous landscaped rear garden with lawn, two separate sitting areas, and a garden shed—perfect for families, pets, and entertaining. The property benefits from gas central heating and double glazing throughout. Factor: Hacking & Paterson approx. £35 per quarter

## Features

- Immaculate end-terraced home
- Living room and open-plan kitchen/dining area
- Three Bedrooms ( 1 en-suite)
- All bedrooms have integrated storage
- Family bathroom plus downstairs WC
- GCH; DG; EPC - C
- Large private garden with two distinct seating areas
- Excellent natural light in all living spaces
- Quiet, family-friendly residential setting
- Easy access to local amenities and commuting links

## Room Measurements

Living Room: 16'3" x 14'7" (4.95m x 4.43m)

Kitchen/Dining Room: 18'3" x 11'6" (5.55m x 3.50m)

Master Bedroom: 13'1" x 10'10" (4.00m x 3.30m)

En-Suite: 5'3" x 5'0" (1.60m x 1.52m)

Bedroom 2: 10'10" x 9'1" (3.31m x 2.78m)

Bedroom 3: 9'5" x 9'2" (2.87m x 2.78m)

Bathroom: 7'10" x 7'0" (2.40m x 2.13m)

WC: 6'8" x 3'8" (2.04m x 1.11m)



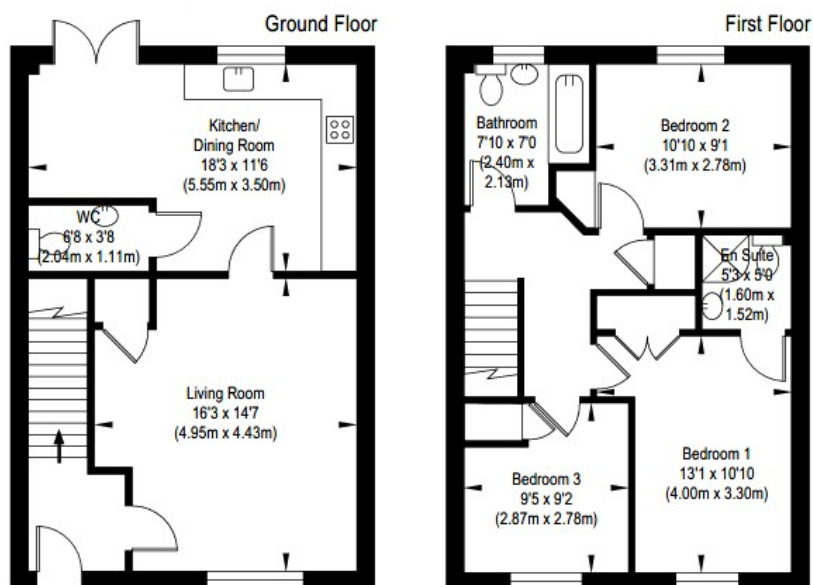




# Floorplan



Approx. Gross Internal Floor Area 95.22 Sq M / 1025 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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