



37 Lothian Street, Rosewell, Midlothian, EH24 9BT

Beautifully Presented, Two-bedroom, End-Terrace Cottage

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Property Description

Beautifully presented, two-bedroom, end-terrace cottage, set in a quiet residential side street in the village of Rosewell, Midlothian.

Comprises an entrance vestibule, hall, living/dining room, kitchen, two double bedrooms and a bathroom. Finished in modern decor throughout, ready to move in, including a stylish kitchen and bathroom, with contemporary flooring and lighting.

Features include HIVE gas central heating (new boiler Dec 24'), double-glazed windows with fitted blinds and an extensive attic.

A generous corner-style plot features a lawn with a patio enclosed with tall hedging to the rear, with low-maintenance landscaping to the front.

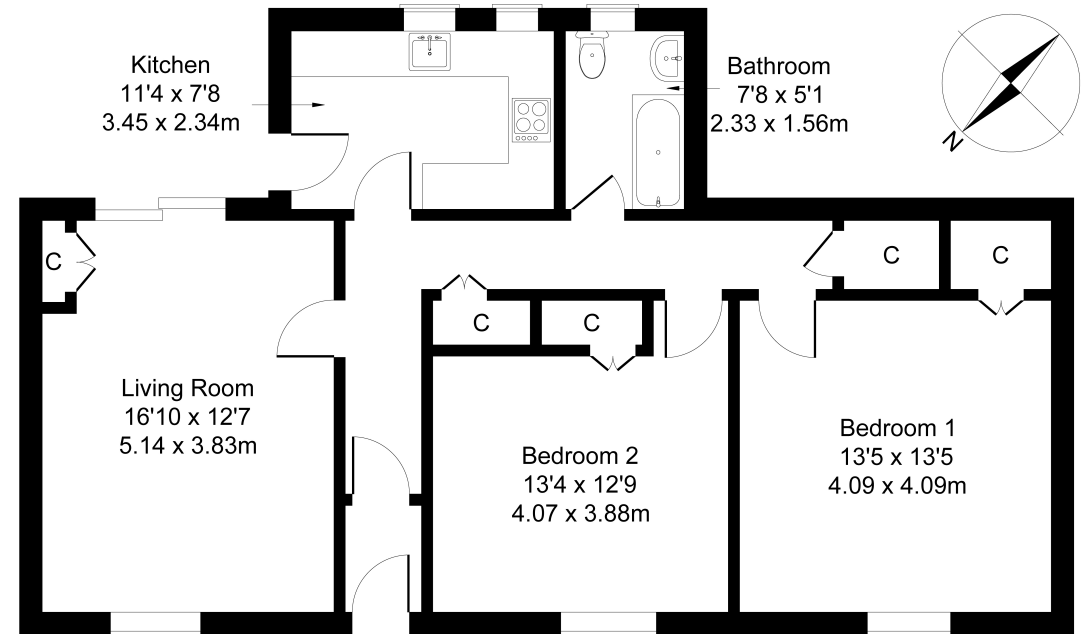
Accessed via a bright vestibule, the property opens into a welcoming entrance hall that connects to all rooms throughout the home. The generously proportioned living and dining area features elegant hardwood flooring, a central light fitting, a useful built-in storage cupboard, and glass sliding doors that lead directly out to the rear garden, creating an inviting space for both everyday living and entertaining. The contemporary fitted kitchen is finished with wood-effect worktops and a stylish tiled splashback, complemented by hardwood flooring and a sink with a drainer. It also enjoys direct access to the garden. A range of appliances is included, comprising a fridge/freezer, washing machine, integrated oven, and electric hob with canopy extractor.

Along the hall, the property boasts two well-presented bedrooms. The principal bedroom is spacious and airy, complete with a built-in storage cupboard, plush carpeting, and a central light fitting. Its proportions comfortably allow for a double bed along with additional furnishings, making it an ideal retreat. The second bedroom, also carpeted and featuring a built-in cupboard, offers flexible use, equally suited as a comfortable guest room, a child's bedroom, or a dedicated home office. Both bedrooms benefit from neutral décor, creating a blank canvas ready to suit a variety of tastes. Completing the accommodation, the modern three-piece bathroom is fitted with a bath and overhead shower, finished with tiled flooring, a tiled splashback surround, recessed spotlighting, and a contemporary ladder-style radiator. There is plenty of storage available in the hall, along with additional space in the partially floored attic.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Roslin is a well-established and vibrant rural village perched above the River North Esk, which winds its way through the scenic Roslin Glen, and is renowned for the historic Rosslyn Chapel located just a short walk from the village center. It boasts a variety of local shops and amenities, with more comprehensive services found in nearby Penicuik. Additionally, the large retail park at Straiton, one of Edinburgh's major shopping hubs, features a

Sainsbury's supermarket, Boots, an M&S food hall, and numerous popular high-street retailers, alongside one of only two IKEA stores in Scotland. Roslin serves as a highly convenient commuter base, benefiting from frequent bus links to Edinburgh and excellent road connections via the A701 to key routes including the city bypass, A1, and the wider motorway network.





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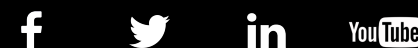
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