



Avant Homes, Plot 237 Rosebury at Hawthornden, Rosewell, EH24 9AD

Four-Bedroom, New Build, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented, four-bedroom, new-build, detached home, with garden, driveway and integral garage. A unique opportunity to acquire a sought-after plot in a desirable new development by Avant Homes, in Rosewell, Midlothian.

Comprises an entrance hall, an open-plan family/dining room and kitchen, a separate living room, four bedrooms, an en-suite shower room, a family bathroom, a ground-floor WC and a utility room.

The Rosebury at Hawthornden is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

A stunning modern home, offering an impressive and adaptable open-plan public room, double glazing, gas central heating, and superb storage provision throughout.

This energy-efficient home also includes an integral garage, a driveway, bi-fold doors to a private garden, and well-kept communal grounds within the development.

A welcoming entrance hallway leads to an exceptionally spacious and flexible, design-led open-plan public room, with a modern designer kitchen including integrated appliances and a convenient storage cupboard, whilst enjoying bi-fold doors leading to the garden. A dedicated utility room has further storage space and access to a WC. Set to the front, a separate lounge offers a dedicated relaxing space, perfect for family life or entertainment.

On the upper floor, the landing features a storage cupboard, with a generous master bedroom, set to the front, benefiting from an en-suite shower room with a large cubicle and a fitted wardrobe; whilst three further bedrooms are set to each opposite aspect. A family-size bathroom is fitted with a three-piece suite, full-height tiling and contemporary sanitaryware.

Materials within the advert have been supplied by Avant Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.

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Approximate Gross Internal Area: (1733 sq ft - 161 sq m.)



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

Area Description





Located in the village of Rosewell, Hawthornden offers a range of 3 & 4 bedroom new homes, whilst enjoying a modern development in a rural and picturesque setting. Popular with commuters, and with ready access to the Edinburgh city bypass, it also benefits from a regular bus service connecting to the city centre and a railway station at Eskbank. The town has all the expected amenities, as well as a public house, bowling club, community services, primary schooling and further shopping

and secondary schooling in nearby Penicuik and Bonnyrigg, with an excellent retail park at Straiton offering an extensive range of high-street shopping, including Sainsbury's, ASDA, Boots, IKEA, Costco, and an M&S Simply Food outlet. The immediate area around Rosewell offers a variety of lovely walks, bridle paths, and stables whilst the popular woodlands of Roslin Glen Country Park are within close reach.





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