



Approximate total area<sup>(1)</sup>  
947 ft<sup>2</sup>



151 Carnethie Street  
Rosewell, EH24 9AH

## DESCRIPTION

Nestled within the charming village of Rosewell, this beautifully presented two-bedroom detached cottage offers a rare opportunity to acquire a truly special home. Immaculately maintained and thoughtfully modernised throughout, the property perfectly balances traditional cottage charm with the brightness, comfort and practicality of modern living.

From the moment you step inside, the home feels warm, welcoming and effortlessly inviting. The cosy lounge provides the perfect space to relax, while the stunning open-plan kitchen and dining area forms the heart of the home. A charming cut-out feature above the hob creates a wonderful connection between the spaces, while a large window above the sink allows natural light to flood the room, enhancing the bright and airy atmosphere throughout. The dining area offers an intimate setting for family meals and entertaining alike.

Both bedrooms are generously proportioned and enjoy peaceful views over the private rear garden, creating a sense of tranquillity and seclusion. The accommodation is completed by a stylish family bathroom with shower over bath and a practical separate utility room.

Externally, this cottage is a true escape. The fully enclosed wraparound garden feels like your own private retreat, with a variety of areas designed to capture the sun throughout the day. Beautifully secluded and bursting with charm, it offers a rare sense of peace and privacy. A substantial fenced gravelled area to the rear provides private parking and additional outdoor space with excellent potential.

Combining character, comfort and exceptional outdoor living, this delightful cottage offers a unique lifestyle opportunity in one of Midlothian's most sought-after village locations.

### Key Features

- Immaculate two-bedroom detached cottage
- Flexible single-level living
- Beautifully modernised whilst retaining original character
- Bright and airy open-plan kitchen and dining area
- Cosy and welcoming lounge
- Modern family bathroom with shower over bath
- Separate utility room
- Stunning wraparound private garden
- Multiple outdoor areas to enjoy sun throughout the day
- Large private parking area
- Peaceful village setting with excellent commuter links

Viewing by appointment with Gibson Estate Agents.



## LOCATION

Rosewell is a charming Midlothian village offering an excellent balance of rural tranquillity, community spirit and everyday convenience. A range of local amenities are available within the village, including shops, cafés, leisure facilities and well-regarded schooling, making the area particularly attractive to families and professionals alike.

Ideally positioned just south of Edinburgh, Rosewell benefits from excellent transport links, with easy access to the A7 and Edinburgh City Bypass, while nearby rail services provide regular connections into the capital and across the region. Surrounded by picturesque countryside and enjoying a welcoming village atmosphere, Rosewell continues to be a highly desirable location for a wide range of buyers.

