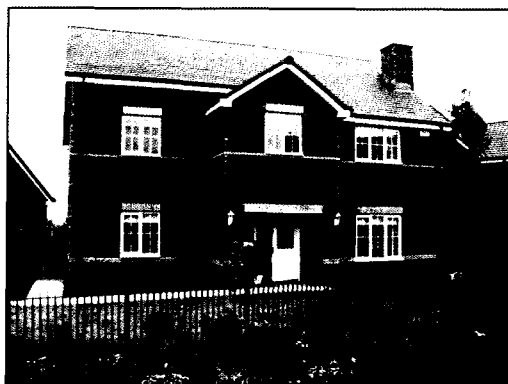




# HW

# HUGHES WALKER

21 Lindsay Circus, Rosewell,  
Midlothian, EH24 9EN



### The Property

Superior and spacious detached villa situated within this prestigious development on the outskirts of Rosewell. Excellent order throughout with all the amenities for contemporary family living and entertaining.

Property comprises: -Downstairs: Large wide entrance hall, ground floor WC, study/sittingroom room, lounge with living flame gas fire and limestone fireplace, formal dining room, familyroom with patio doors leading to a large enclosed garden, stunning kitchen with all appliances included, utility room.

Well-kept gardens to front and rear. Drive with space for 2/3 cars and stand alone double garage with electronically operated doors, power and light.

Upstairs: Galleried landing gives access to family bathroom and 5 bedrooms, 2 of which have en-suite bathrooms/showerrooms and 1 with walk in cupboard/changing room.

This is a lovely property, an ideal family home which benefits from double glazing, gas central heating and a security alarm system. It is conveniently situated close to a wide selection of local amenities, and within easy reach of the bypass and easy commuting distance of Edinburgh.

All Quality hardwood flooring and fitted carpets, window blinds, range style cooker, American style fridge/freezer and integrated dishwasher will form part of the sale; this is a property which could be occupied very easily with the minimum of inconvenience.

### Viewing

By appt tel 0131 440 1207, 07789 812545 or Sols 0131 229 6999.

**Fixed Price £420,000**



#### Location and Amenities

Lindsay Circus is situated on the outskirts of Rosewell, which is 10 miles from the center of Edinburgh. Surrounded by open countryside and the Pentland Hills it has easy access to The City Bypass motorway network, which is within 5/10 minutes drive. Rosewell is a thriving village, which offers primary education and local shopping while secondary schooling and more extensive shops and services are ready available in nearby Bonnyrigg and Dalkeith. The area has an excellent transport system.

Accommodation Comprises: -

#### ENTRANCE HALL



Double glazed door. Window to front. Alarm box. Central heating radiator and thermostat. 1 double 13-amp power point. Hard wood flooring. Carpeted stairs to upper level.

#### W C

Fitted with white w.c unit and wash hand basin with tiled splash back. Central heating radiator.

#### LOUNGE (19'2" x 13'6") (5.84m x 4.12m)

Window to front. Living flame gas fire and limestone fireplace. T.V aerial and telephone/cable point. 3 double 13 amp power points. 2 Central heating radiators. Quality hardwood flooring. Double door to Diningroom. Double door to Entrance Hall.

#### DININGROOM (13'6" x 11") (4.12m x 3.36m)

Central heating radiator. 3 double 13 amp power points. Quality hardwood flooring. Door to family room. Double door to lounge

#### KITCHEN (12'9" x 11") (3.89m x 3.36m)

Windows to rear of property. Ceiling with 6 downlighters. Attractively fitted kitchen with floor and wall units. Complementary tiling and worktops incorporating sink with mixer tap, vegetable slot and single drainer. Range style cooker. American style fridge/freezer. Integrated dishwasher. Central heating radiator. 3 double 13 amp power points. 1 single 13-amp power point. Large storage cupboard housing electricity meter. Quality hardwood flooring.

#### UTILITY ROOM (8'5" x 5'11") (2.55m x 1.80m)

Central heating radiator. Ceiling with 2 downlighters. 1 double power point. Quality hardwood flooring. Enclosed central heating system. Plumbed and space for automatic washing machine. Door to side of property.

#### SITTING ROOM/STUDY (12'9" x 9') (3.89m x 2.74m)

Window to front of property. Single radiator. 3 double power points, telephone and TV point. Door to entrance hall. Carpeted.

#### FAMILYROOM (14'9" x 9'4") (4.60m x 2.84m)

Patio doors to garden. Radiator. 3 double power points. Doors to dining room. Double door to entrance hall. TV point. Quality hardwood flooring.

#### MASTER BEDROOM (13'9" x 10'11") (4.19m x 3.33m)

Telephone and TV points. 4 double power points. Radiator. Walk in cupboard/ changing area with radiator. Fitted carpet.

#### ENSUITE (9'7" x 7'7") (2.93m x 2.32m)

Ceiling with 4 downlighters. Luxury ensuite featuring a white suite comprising wash hand basin, concealed cistern WC

all housed in attractive vanity unit with cupboard space below. Separate and spacious shower unit with white tile surround. Shaver point. Radiator. Tiled floor.

#### BEDROOM 2 (10'7" x 9'3") (3.23m x 2.83m)

Triple fitted wardrobe. Central heating radiator. 3 double 13-amp power point. Fitted carpet.

#### EN-SUITE (8'4" x 5'3") (2.54m x 1.60m)

Ceiling with 3 downlighters. Luxury ensuite featuring a white suite comprising wash hand basin, concealed cistern WC all housed in attractive vanity unit with cupboard space below. Separate shower unit with attractive tile surround. Shaver point. Radiator. Fitted carpet.

#### BEDROOM 3 (13'4" x 8'2") (4.06m x 2.50m)

Fitted carpet. Double wardrobe. 1 radiator. TV point. 3 double power points.

#### BEDROOM 4 (12'10" x 10'7") (3.91m x 3.24m)

Triple wardrobe. Central heating radiator. 3 double 13 amp power points. Fitted carpet.

#### BEDROOM 5 (13'9" x 9'2") (4.18m x 2.79m)

Cupboard with shelves. Central heating radiator. 3 double 13-amp power points and a TV point. Fitted carpet.

#### BATHROOM (9'3" x 5'11") (2.83m x 1.80m)

Luxury bathroom featuring a white suite comprising wash hand basin with mixer tap set in vanity unit with cupboard space below, concealed cistern WC and bath with attractive white tile surround. 2 downlighters. Tiled floor. Central heating radiator. 1 shaving point.

#### UPPER HALL

Fully carpeted. Doors leading off to all bedrooms. Central heating radiator and 1 double power point. Smoke alarm. Access to loft.

#### OUTSIDE THE PROPERTY

Lovely well-kept gardens to the front and rear with a variety of trees and plants. Rear garden is fully enclosed therefore ideal for young children or pets. Security lights, water tap and rotary clothes dryer.

#### GARAGE

Wide drive with space for 2/3 cars and stand-alone double garage with electronically operated doors, power and light.

#### EXTRAS

All quality hardwood flooring and fitted carpets, window blinds, range style cooker, American style fridge/freezer and integrated dishwasher will form part of the sale; this is a property which could be occupied very easily with the minimum of inconvenience.

**ESPC**  
ESTATE SERVICES  
PRACTICE

#### ENQUIRIES TO:

13 Atholl Place

Edinburgh

EH3 8HP

Tel: 0131 229 6999.

Fax: 0131 221 9985.

DX: ED 78 EDINBURGH

(1) These particulars do not form part of an offer of contract and all statements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. All sizes are approximate.

(2) Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.

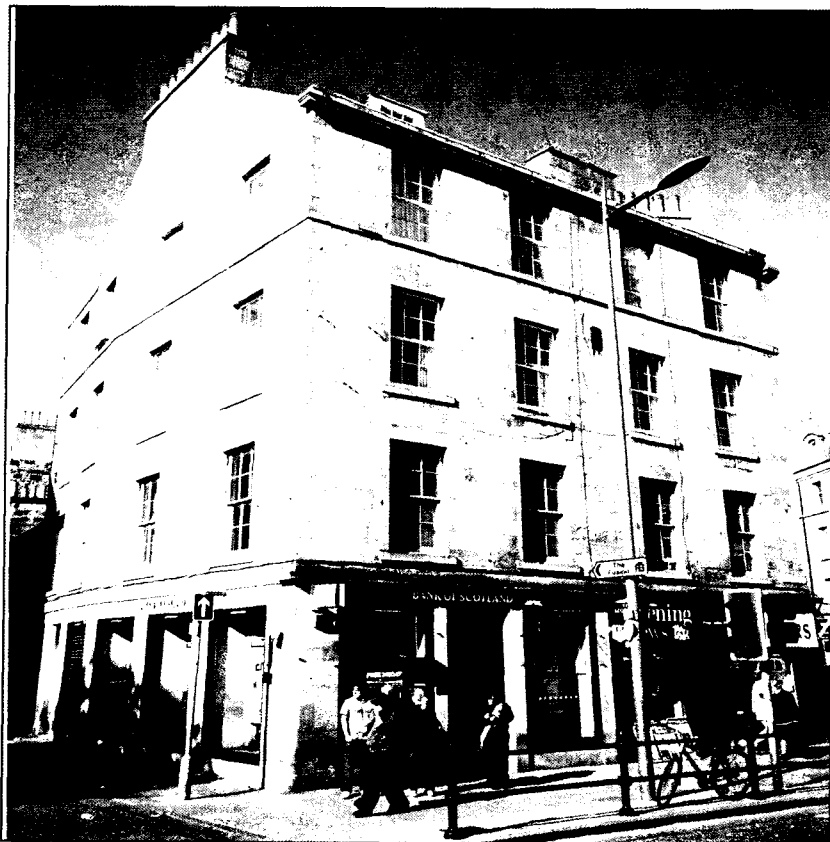
(3) In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.



# HW

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LEITH  
4 KIRK STREET



**OFFERS OVER £220,000**

Viewing: Thursday 7pm - 9pm, Sunday 2pm - 4pm  
or contact selling agents

This is a most impressive and unusual 2nd floor flat offering exceptional accommodation consisting of hall, livingroom, dining kitchen, 3 double bedrooms and family bathroom. The flat has been upgraded to a high standard and benefits from full gas central heating with a newly installed Combi boiler. Numerous extras are included in the purchase price.

Kirk Street is an historic street situated at the foot of Leith Walk, where Leith Walk connects with Great Junction Street. There are therefore excellent shopping facilities within walking distance, including the Scotmid superstore. A huge variety of bars and restaurants are also within easy reach, as are the facilities at Water World and Leith Links, with additional shopping and facilities at Ocean Terminal. Numerous bus services give access to the City Centre and surrounding areas.



ACCOMMODATION:

Hall:

A spacious irregularly shaped hall giving access to all rooms with three exceptionally large storage cupboards. Laminate flooring. Entryphone.

Livingroom: 16'3" x 14'6" approx



A bright and spacious room which benefits from a full length south facing window with views towards Calton Hill and also two full length windows with views to the east. Newly purchased curtains are included in the purchase price. Electric fire set in attractive surround. Laminate flooring. Central heating radiator. (Please note: the chandelier light fitting is not included in purchase price).

Kitchen: 16'9" x 13' approx



An exceptionally spacious dining kitchen fitted with Tecnik range cooker with five hotplates, double oven and grill, forming part of an extensively fitted kitchen fitted by Moben with a ten year quality guarantee. Integrated appliances included in the purchase price include dishwasher, fridge-freezer and washing machine. Double windows with wooden Venetian blinds. Dining table and chairs are included in purchase price. Tiled flooring. Pine ceiling with downlights.

Bedroom 1: 13'9" x 12' approx

A bright room with south facing window. Fully fitted bedroom furniture affording excellent wardrobe and storage space. Fitted Carpet. Central heating radiator.

Bedroom 2: 13' x 9'11" approx

A further excellent room with fully fitted bedroom furniture. Newly fitted curtains. Fitted carpet. Central heating radiator.

Bedroom 3: 14'6" x 13'3" approx

Situated in the corner of the tenement block. Newly fitted mirror wardrobes. Shelved cupboard. Two full length windows provide excellent natural light. Fitted carpet. Central heating radiator.

Bathroom: 12' x 9' approx



Beautifully finished family bathroom, fully tiled and fitted with white four piece suite. Electric shower over bath. Vanity unit. Fitted mirror. Track lighting. Vinyl flooring.

Viewing:

Viewing of this property is highly recommended. Thursday 7pm - 9pm and Sunday 2pm - 4pm, or contact selling agents.

**ESPC**  
espc.com

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