



From the elegant bay window to the twin wardrobes and en-suite facilities of the master bedroom, every detail of the Yeats demonstrates impeccable quality. The convenient utility room leaves the large family kitchen free for cooking and conversation. Rooms Ground Floor Lounge (3.616 x 4.948 m) max Family Dining Kitchen (8.861 x 3.424 m) Utility (1.614 x 1.964 m) WC (1.912 x 1.964 m) max/max First Floor Master Bedroom (3.616 x 4.148 m) min/min En Suite (2.970 x 2.288 m) max/max Bedroom 2 (2.920 x 3.575 m) max/min Bedroom 3 (3.421 x 3.339 m) Bedroom 4 (2.920 x 3.575 m) max/min Bathroom (2.335 x 1.957 m) About Roselea At Rosewell Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Roselea. Local Roots Rosewell was established over 150 years ago to provide good housing for local mineworkers. All the houses had gardens, an unusual feature for the period, and today these village homes are the basis of a lively and vibrant community. Transport Just four miles from the City of Edinburgh Bypass, Roselea is around 25 minutes by car of central Edinburgh and within 40 minutes by bus routes 31 and 49, both frequent services. The Penicuik to Dalkeith Walkway provides pleasant access for pedestrians and cyclists to the neighbouring towns, and at Bonnyrigg it intersects with National Cycle Route 1 for exploring further afield. The Bypass provides fast access to Edinburgh Airport and the whole of the central belt. Arts & Entertainment While Rosewell is within easy reach of Edinburgh's diverse and lively cultural life and festivals, there are some major attractions closer to home, including the National Mining Museum at Newtongrange which presents a range of special events, and the famous, mysterious Roslin Chapel. Leisure & Recreation Roselea is close to some of the area's most beautiful walking and cycling routes, including the Roslin Glen Walk along the North Esk, and the nearby Pentland Hills offer endless opportunities for hill walking and year-round winter sports at the Midlothian Snowsports Centre. Glencorse, a picturesque and challenging course described as one of Scotland's hidden gems, is the nearest of several golf clubs in the area. Recycling Facilities The local recycling site in Carnethie Street, three quarters of a mile from Roselea, accepts household packaging, glass bottles and jars, paper and textiles. There is a larger centre with facilities for white goods, TVs and garden waste around four miles away at Penicuik. Education & Health Rosewell Primary School and St Matthew's RC Primary School are both within a short walk of the development, and pupils from the village normally move on to Lasswade High School in Bonnyrigg. There are three medical practices based in Bonnyrigg Health Centre, including the Strathesk Practice, and a choice of dentists in Bonnyrigg High Street. Shopping The general store in Rosewell caters for most everyday needs including newspapers and groceries. For a wider choice, Bonnyrigg's lively High Street

has a large Co-op supermarket, post office, pharmacist, conveniences stores, banks and other services. The Pentland Retail Park at Straiton, with more than 40 major high street names including Next, Argos, Boots, H&M, Aldi and Sainsbury's is just minutes away. Lloyds Bank Rosewell Way will have the best value and extra savings local area. To see bicycle routes go to [know it all](#). For better, anything you need locally, shops and services, get them to keep your neighbourhood vibrant and prosperous.

Every place has its own personality and once you move in, you'll soon find your favourite places and things you like best. As a starting point, many shows, events and the most recent features are listed within a mile of your bike ride home. 1. [Viewed at RC Primary School](#) 32 Camphill Crescent, Lasswade High School, Eskdale Drive, Bonnyrigg. Strathesk Medical Practice 109-111 High Street, Bonnyrigg. The Old Orchard Dental Practice 59 High Street, Bonnyrigg. Lloyds Pharmacy 32-34 High Street, Bonnyrigg. Sparconvenience store and post office 9 Penton Street, Bonnyrigg. Rosewell Primary School 85 Camphill Crescent * Times stated are averages based on approximate distances and would be dependent on the route taken Based on: 0.5km = 5 to 7 mins walk 1.0km = 10 to 11 mins walk 1.5km = 15 to 21 mins walk 2.0km = 5 to 8 mins cycle 5km = 6 to 10 miles cycle 10.0km = 12 mins cycle opening Hours Thursday to Monday 11.00am to 6.00pm Directions From Central Edinburgh Leave the city centre heading south through Leith Newington, and at the junction with the Travelodge on the left, bear right to join the A70 following signs for Dalkeith. Half a mile on after passing through the traffic lights, bear left into Ark Bow and carry straight on for just over two miles, following signs for Bonnyrigg and passing beneath the city bypass. A little over a mile beyond the bypass, enter Lasswade and cross the river North Esk, then a few yards on take a sharp right turn following signs for

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Polton. Carry on along Polton Road for two miles, and at the T-junction with the A6904 turn left towards Bonnyrigg. After quarter of a mile, turn off to the right signposted for Rosewell. Quarter of a mile on, Roselea is on the right. From Edinburgh Airport and the West Follow signs to join the City of Edinburgh Bypass. After passing the Straiton junction, exit the Bypass at the Lasswade junction. Turn right, following signs for Lasswade, and a little over a mile on cross the river North Esk. A few yards on take a sharp right turn following signs for Polton. Carry on along Polton Road for two miles, and at the T-junction with the A6904 turn left towards Bonnyrigg. After quarter of a mile, turn off to the right signposted for Rosewell. Quarter of a mile on, Roselea is on the right. Sat Nav: EH24 9AU Disclaimer The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance only. For more accurate and detailed plans for a specific plot, please check with your local Miller Homes sales adviser. Carpets and floor coverings are not included in our homes as.

0131 268 9357