



37 Merricks Avenue, Roslin, Midlothian, EH25 9AX

Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens & Allocated Parking

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Property Description

Beautifully presented, three-bedroom, end-terrace home, with gardens and two allocated parking spaces. Set in a quiet, modern and family-friendly residential development, located in the desirable village of Roslin, to the south of Edinburgh.

Comprises an entrance hall, living/dining, kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Light and tastefully finished throughout, highlights include a stylish, fully integrated kitchen, modern bathrooms, and gas central heating. In addition, there is good storage provision, multiple TV points, double glazing, and quality contemporary flooring.

Externally, the property boasts a generous enclosed rear garden with a lawn and paved patio, whilst a paved path and shrubbery are set to the front.

Both parking spaces are positioned adjacent, with additional unrestricted parking and well-maintained communal grounds, including a large green with a play park.

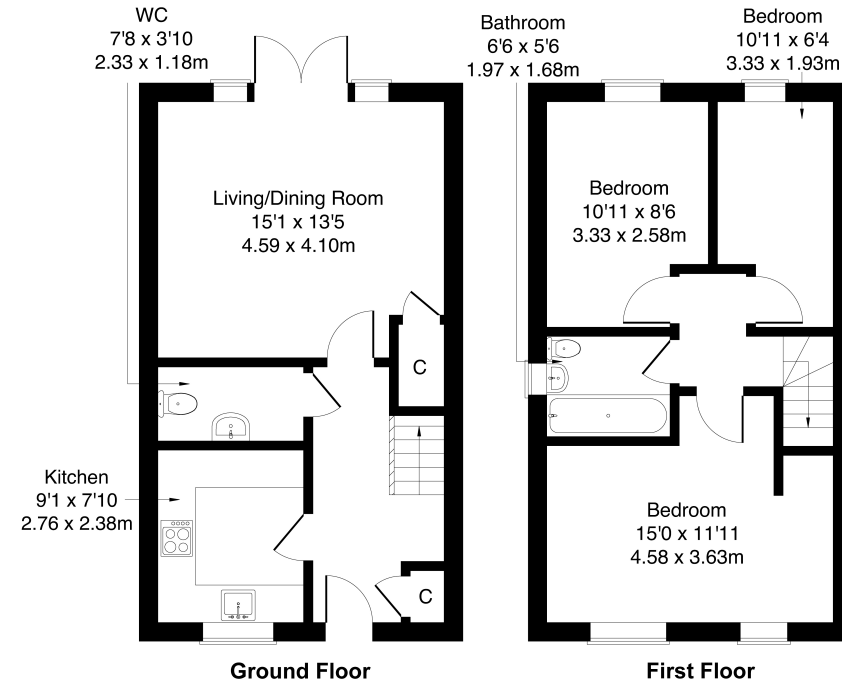
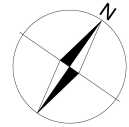
A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient storage cupboard and WC. Set to the rear, a light and tastefully finished lounge features carpeted flooring, a built-in cupboard, light fittings, and patio doors that open directly onto the garden—ideal for relaxing or entertaining. To the front, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, and a full range of integrated appliances, including an induction hob, an eye-level microwave and oven, a fridge/freezer, a dishwasher and a washing machine.

Upstairs, the spacious main bedroom is positioned to the front and offers ample space for freestanding furniture, along with neutral décor and plush carpeting. Two further well-proportioned bedrooms are situated to the rear, both enjoying views of the garden and finished to the same high standard. Completing the accommodation, the family-sized bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (818 sq ft - 76 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 historic and vibrant rural village perched above the scenic River North Esk, which winds through the picturesque Roslin Glen. Just a short stroll from the village lies the world-renowned Rosslyn Chapel, a landmark of international significance. The village itself offers a variety of local shops and amenities, with more comprehensive services found in nearby Penicuik. For broader retail needs, Straiton Retail Park—one of the

largest in Edinburgh—is easily accessible and features major outlets including Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Well-suited for commuters, Roslin benefits from regular bus connections to Edinburgh and convenient access to the A701, linking quickly to the city bypass, A1, and central motorway routes.





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