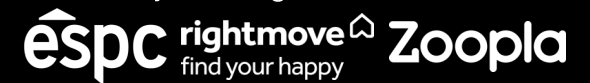




## 1 Caithness Crescent, Roslin, Midlothian, EH25 9AN

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Immaculately presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Located in a popular and expanding, factored, residential development, located in Roslin, Midlothian. Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, two en-suite shower rooms, a family bathroom and a ground-floor WC.

Set adjacent to a shared green, this stylish modern home is finished with upgraded contemporary fittings and light neutral decor throughout - ready-to-move-in. Highlights include an integrated kitchen with Silestone worktops, stylish bathroom suites, Amtico flooring, and upgraded spotlighting. In addition, there is central heating, double glazing, a security/intruder alarm system, and superb storage including bedroom wardrobes and a garage with power and lighting.

Externally, there is a lawn and driveway to the front; whilst a generous and enclosed rear garden features a lawn and a paved patio. This growing development includes unrestricted street parking bays and well-maintained grounds.

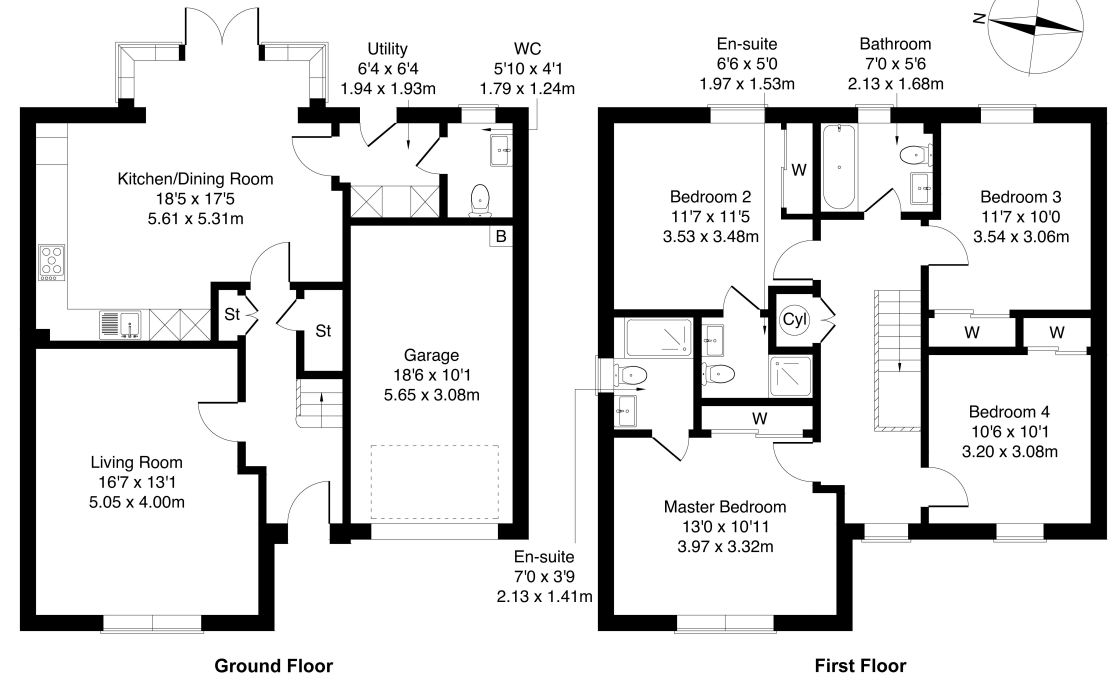
A welcoming entrance offers space for outerwear, while the hall features Amtico parquet flooring and superb storage provision with two built-in cupboards. Set to the front, the living room is tastefully finished, including carpeted flooring, light decor and two light fittings. To the rear, an exceptionally spacious kitchen/dining room features Amtico parquet flooring continuing from the hall and into the utility and WC; and full-height box-bay windows, enjoying plentiful natural light, with patio doors leading to the garden. Modern fitted units and worktops feature matching upstands, a sink and unit downlights; with appliances including an induction hob with an extractor hood, an eye-level double oven, a fridge/freezer and a dishwasher. Set off the kitchen, the utility offers space for freestanding appliances, with matching kitchen units and worktops; and affords access to a convenient WC and further access to the rear garden.

On the upper floor, the master bedroom is set to the front, with carpeted flooring, a built-in wardrobe with mirror sliding doors and a stylish en-suite including tiled splash walls, spotlighting, Amtico flooring and a chrome heated towel radiator. Bedroom two is similarly well-finished, also including a built-in wardrobe with mirror sliding doors, carpeted flooring and a stylish en-suite; whilst two further carpeted bedrooms are set to opposite aspects, similarly well-sized, also with a built-in wardrobe with mirror sliding doors. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, Amtico flooring and a chrome heated towel radiator.

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Approximate Gross Internal Area: (1399 sq ft - 130 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 long-established and thriving rural village, sitting above the River North Esk, which flows through Roslin Glen and is famed for the iconic Rosslyn Chapel which lies just a few hundred yards from the village. The village offers a good range of shops and amenities, with more extensive facilities available in nearby Penicuik, while one of Edinburgh's largest retail parks at Straiton provides

a Sainsbury's supermarket, Boots, an M&S food store and other major high-street names along with one of Scotland's two IKEA stores. Roslin is an excellent commuter location, with a regular bus service to Edinburgh, and the A701 linking to the trunk roads south, city bypass, A1 and the central motorway network.





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### Head Office

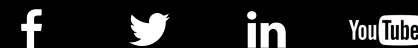
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Estate Agents and Solicitors



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