



Property Description

Immaculately presented, flexible four-bedroom, semi-detached family home, with gardens and a driveway. Located in a desirable residential cul-de-sac in the rarely available and sought-after location of Roslin village, Midlothian

Comprises an entrance hall, open-plan living/dining room and kitchen, utility room, four double bedrooms, en-suite, a family bathroom and a ground floor WC.

Tastefully finished throughout, this exceptional home features a fully integrated kitchen, quality flooring, and solid wood internal doors. In addition, there are fitted bathroom suites, NEST gas central heating, double glazing, and multiple TV points.

Further highlights include contemporary lighting and superb integrated storage provision, including a partially floored loft.

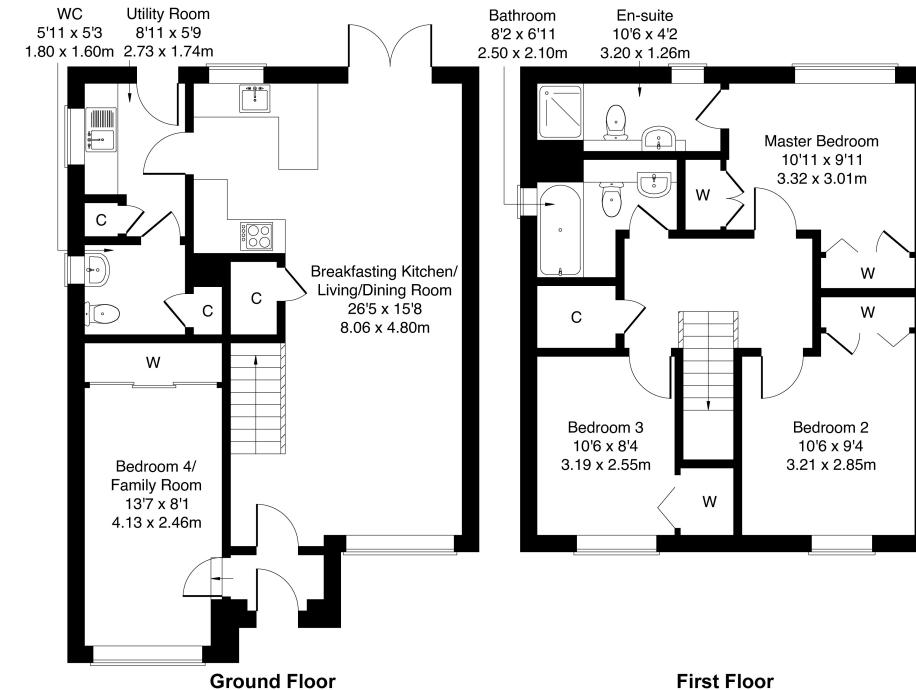
Externally, there is a lawn and driveway to the front, while an enclosed rear garden includes two store sheds, a lawn, a porcelain tiled patio, an outdoor tap, and a double power socket.

The welcoming entrance hall provides direct access to the versatile family room/bedroom four and the main living accommodation. The spacious living and dining area is thoughtfully designed for both everyday living and entertaining, featuring attractive wood-effect flooring, a wall-mounted TV point, a built-in storage cupboard, a central ceiling light and ample space for a full dining suite. French doors flood the room with natural light and open directly onto the rear garden, creating a seamless indoor-outdoor flow. Open to the living space, the modern fitted kitchen is well-appointed with tiled flooring, wood-effect worktops, a tiled splashback, spotlighting and a sink with drainer and mixer tap. Integrated appliances include a dishwasher, fridge, freezer, double oven and gas hob with a canopy extractor above, offering both style and functionality. Adjacent to the kitchen is a practical utility room and ground-floor WC, with the WC benefiting from a built-in storage cupboard for added convenience. Completing the ground floor, the family room/bedroom four features wood-effect flooring, spotlighting and a built-in wardrobe with sliding doors, making it an ideal guest bedroom, home office or additional reception space.

On the first floor, the generously sized master bedroom is carpeted and enjoys two built-in wardrobes, a wall-mounted TV point and access to a contemporary en-suite shower room. Bedroom two is also well proportioned, featuring carpeted flooring, a built-in wardrobe and a wall-mounted TV point. The third bedroom, likewise carpeted, offers comfortable accommodation with a built-in wardrobe, making it suitable for a range of uses, including a child's bedroom or home workspace. Completing the accommodation is the modern three-piece family bathroom, finished to a high standard with herringbone-style flooring, spotlighting, tiled splashback surrounds, a wood-effect countertop, a shower over the bath and a ladder-style heated radiator.

7 Wallace Gardens, Roslin, EH25 9JZ

Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



Ground Floor

First Floor

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 well-established and vibrant rural village perched above the River North Esk, which winds its way through the scenic Roslin Glen, and is renowned for the historic Rosslyn Chapel located just a short walk from the village centre. It boasts a variety of local shops and amenities, with a dentist surgery, doctors surgery, and the highly regarded Roslin Primary School all within walking distance, while more comprehensive services are found in nearby Penicuik. Additionally, the large

retail park at Straiton, one of Edinburgh's major shopping hubs, features a Sainsbury's supermarket, Boots, an M&S food hall, and numerous popular high-street retailers, alongside one of only two IKEA stores in Scotland. Roslin serves as a highly convenient commuter base, benefiting from frequent bus links to Edinburgh and excellent road connections via the A701 to key routes including the city bypass, A1, and the wider motorway network.





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