



45 Wallace Crescent, Roslin, Midlothian, EH25 9LN

Light and Tastefully Presented, Southerly Facing, Three-Bedroom, Lower Villa with Private Gardens

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Property Description

Light and tastefully presented, southerly facing, three-bedroom, lower villa with private gardens. With a leafy end-of-cul-de-sac position, located in the charming and sought-after location of Roslin village, Midlothian.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, and a bathroom.

Highlights include a stylish fitted kitchen and bathroom, with contemporary lighting and flooring. In addition, there is double glazing, gas central heating, and well-proportioned room sizes.

Externally, there is a leafy garden to the front with established shrubbery; a patio area to the side with a 12x8 shed, and a second raised patio overlooking a large shared rear green.

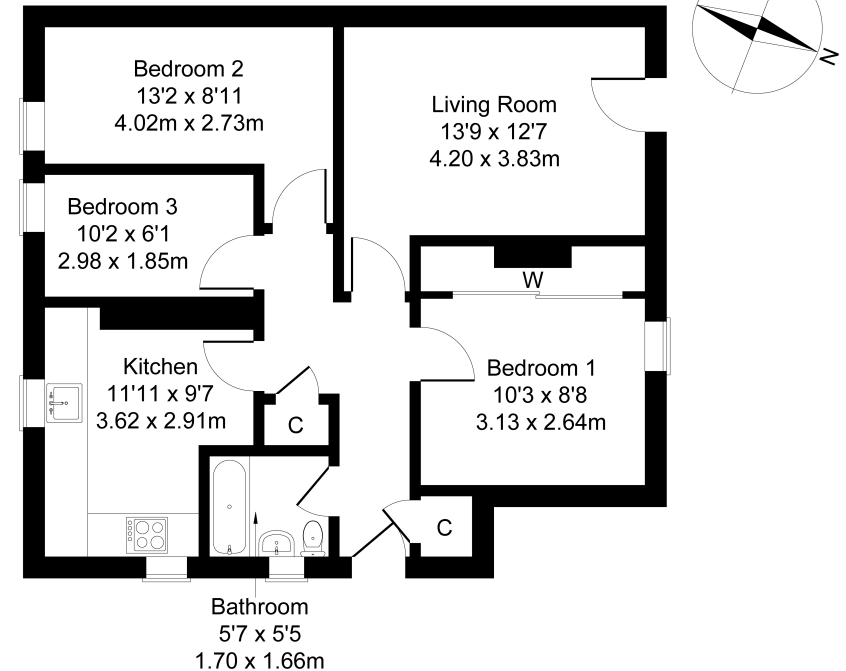
A welcoming entrance hall with two useful built-in storage cupboards provides access to all rooms throughout the property. The spacious living room is a wonderful focal point of the home, offering a warm and inviting setting with wood flooring, a feature log burner, and a wall-mounted TV point. A central light fitting enhances the space, while a large patio door allows natural light to flood in and provides direct access to the garden. With its generous proportions, the room easily accommodates both lounge and dining furniture, making it perfect for family living and entertaining alike. The well-presented kitchen is fitted with stone-effect worktops, a tiled splashback surround, spotlighting and a stainless-steel sink with drainer. Appliances include a washing machine, fridge/freezer, and an integrated oven with gas hob and canopy extractor above.

Bedroom one benefits from a built-in wardrobe with mirrored sliding doors, offering excellent storage and a stylish finish. Both bedrooms are well-sized with wood flooring and plenty of natural light, providing comfortable and versatile spaces for relaxation, guests, or home working. Completing the property, a modern three-piece bathroom features tiled-effect flooring, a tiled splashback surround, spotlighting, a rainfall showerhead over the bath, and a ladder-style radiator, creating a sleek and practical finish.



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Approximate Gross Internal Area: (635 sq ft - 59 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 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 more comprehensive services 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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