



1 St Clair Crescent, Roslin, Midlothian, , EH25 9NG

Well-Presented Three-Bedroom Home with Private Garden

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Property Description

Well-presented three-bedroom family home, forming part of a traditional stone-built terrace. Located in the heart of the sought-after, picturesque conservation village of Roslin, near Penicuik, Midlothian.

Comprises an entrance hall, living room, kitchen, three flexible bedrooms, and a wet-room style shower room.

Requiring updating, this superb opportunity is set on a corner plot, with well-proportioned room sizes. Features include a fitted kitchen with space for appliances and a shower room.

In addition, there is gas central heating (gas fire is no longer connected) and good storage, including a loft. Externally, there is a private garden to the front with a lawn and shrubbery.

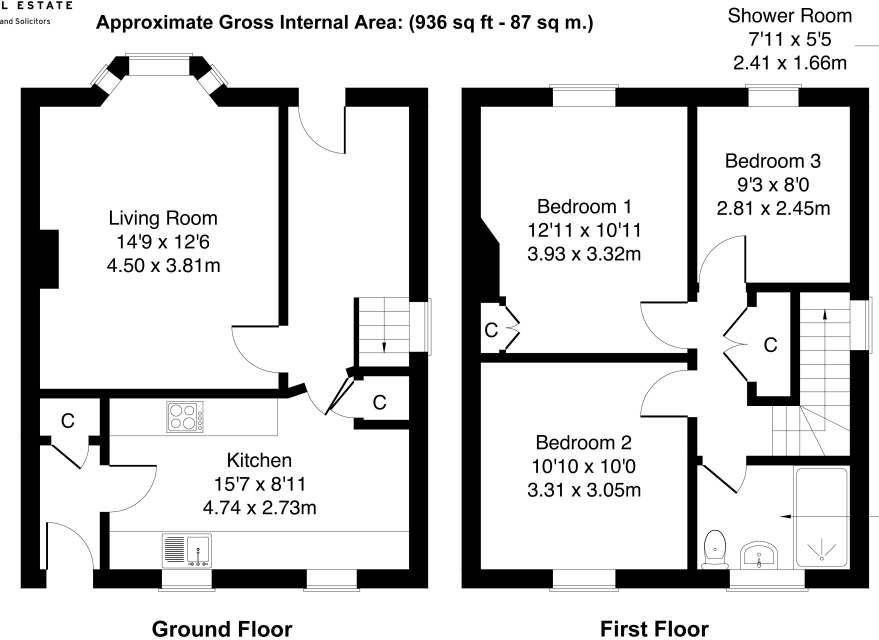
A carpeted entrance welcomes you into the property, providing access to both the living/the dining room and the kitchen. The living/dining area is finished with carpeted flooring and features a fireplace, ideal for relaxation or entertaining guests. At the rear of the property, the kitchen offers fitted worktops, a sink with a drainer, storage, and space for appliances.

Upstairs, the landing leads to three generously sized double bedrooms, all benefiting from large windows that fill the rooms with natural light, while the main bedroom also includes built-in cupboards for added convenience. Completing the home is a modern three-piece family shower room, featuring a ladder-style radiator.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Situated in the picturesque heart of Midlothian, Penicuik combines the tranquillity of the countryside with the convenience of city living. Just minutes from the Edinburgh City Bypass, this well-connected town is perfect for commuters looking to enjoy a more relaxed lifestyle without compromising on accessibility. Penicuik boasts a comprehensive range of amenities, including major supermarkets like Tesco and Lidl, a variety of high street shops, banking and postal services, as well as a lively selection of restaurants, cafés, and traditional pubs. The

town is particularly family-friendly, offering excellent schools, a local library, and a modern leisure centre complete with a gym and swimming pool. Nestled between the Pentland Hills and the River North Esk, the area offers abundant opportunities for outdoor recreation, including walking, cycling, climbing, golf, and skiing at the nearby Hillend dry-slope facility. Excellent road connections via the A701 and A702, along with frequent bus services, provide swift and easy travel to Edinburgh and surrounding areas.





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