



Property Description

Immaculately presented, three-bedroom, detached home, with a bespoke Scandinavian-inspired design, set on an enclosed and secured plot. Located on a leafy side street, in the sought-after picturesque conservation village of Roslin, near Penicuik, Midlothian.

Comprises an impressive open-plan living/dining room and kitchen, utility area, three flexible double bedrooms, a ground-floor shower room and a family bathroom.

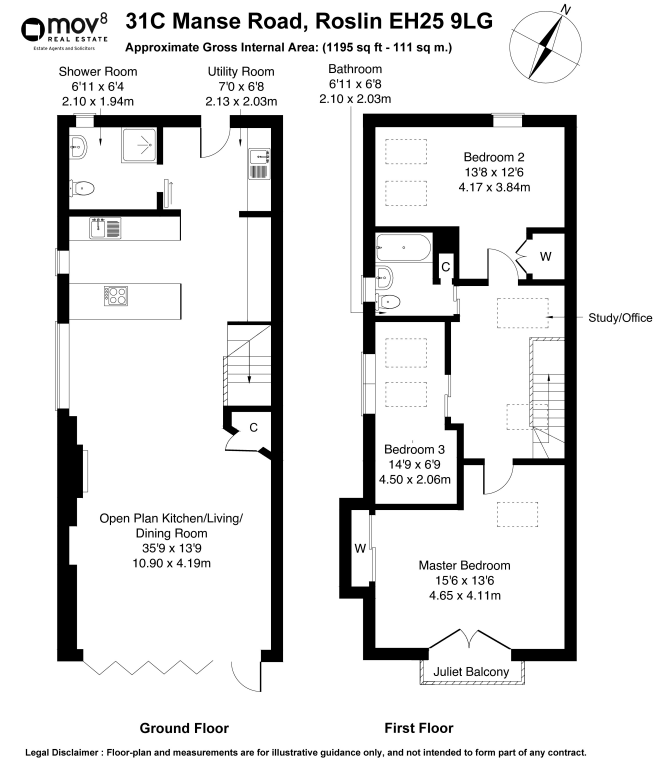
Fully renovated to an exemplary standard, with exceptional natural light glazing and finished in tastefully contemporary decor - ready-to-move-in.

Quality fittings include a fully integrated German kitchen with NEFF appliances, luxury bathrooms, Schuco bi-fold doors, and luxury Moduleo flooring. Further highlights include HIVE gas central heating, designer radiators, triple-glazed windows, and powered blinds providing thermal blackout. In addition, there is a wood-burning stove for the lounge, stylish lighting, skylight windows, and a feature stairway with a glass balustrade.

To the front, a flexible paved courtyard/driveway has large security slide gates and hot/cold water taps; whilst an enclosed patio/path continues to the side and rear and features a store shed.

A southerly-facing entrance via Schuco bi-fold doors welcomes a bright and impressive open-plan public room with luxury Moduleo flooring continuing throughout, a wood-burning stove with a wooden mantel for the lounge, spotlighting, contemporary light fittings, and full-height windows allowing plentiful natural light. Set to the rear of the room, a quality integrated German kitchen includes a range of NEFF appliances with an eye-level double oven, an induction hob, a fridge/freezer, a dishwasher and a sink with a Quooker Boiling tap; whilst a utility room continues to the rear, with space for freestanding appliances and access to the rear garden patio. Completing the ground floor, set off the utility, the shower room is fitted with a stylish suite including a rainfall shower, tiled splash walls and a ladder-style radiator.

On the upper floor, a spacious landing has space for a study/office area; whilst a generous main bedroom is set to the front, tastefully finished with carpeted flooring, a bespoke built-in wardrobe, feature wall panelling, and a Juliet balcony. Two further bedrooms are well-finished, with carpeted flooring and plenty of natural light. Completing the accommodation, the family bathroom is fitted with a luxury three-piece suite including a rainfall shower over the bath, tiled splash walls and a ladder-style radiator.





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.





