



2 DRYDEN GROVE

Roslin, Midlothian, EH25 9LQ



1

Public Room



3

Bedrooms



1

Bathroom

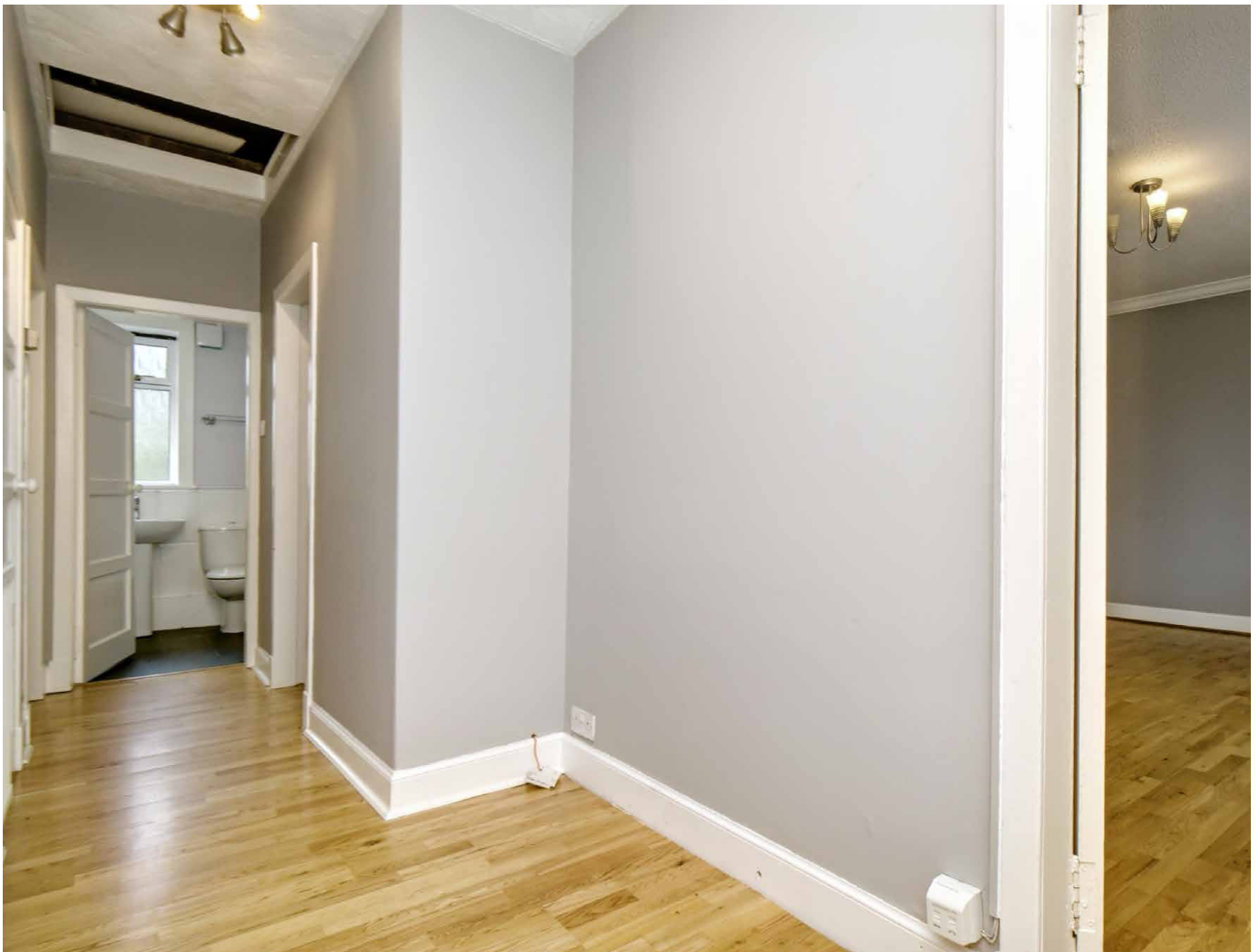


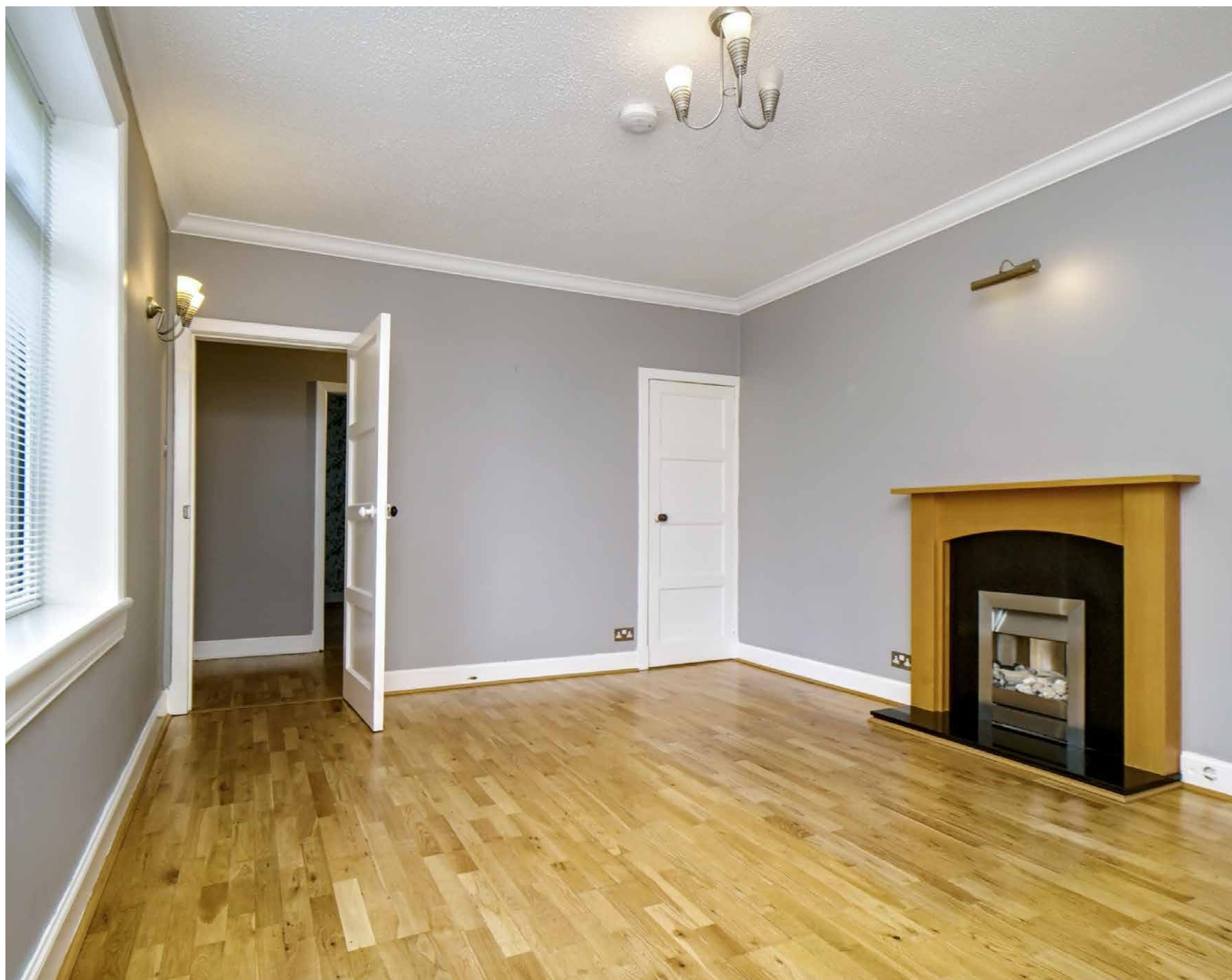
2 DRYDEN GROVE

Tucked in a quiet cul-de-sac in Roslin, this detached bungalow offers the ease and convenience of single-storey living, with a spacious reception room, a kitchen, three bedrooms, and a bathroom. Externally, the home is accompanied by generous gardens and on-street parking.

Roslin is a charming village that is home to reliable everyday amenities, such as convenience stores (one with a Post Office), a primary school, a traditional village inn, a tea room, bus services, road links, and lovely outdoor spaces, including Roslin Glen Nature Reserve.

Please note: Additional land located through the gate at the rear boundary fence of the back garden is available through separate negotiation.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached bungalow in Roslin
- Entrance vestibule and hall with storage
- Elegant living room with fireplace
- Kitchen with garden access
- Three double bedrooms (two with storage)
- Bathroom with shower-over-bath
- Generous gardens
- On-street parking
- Opportunity to purchase additional land







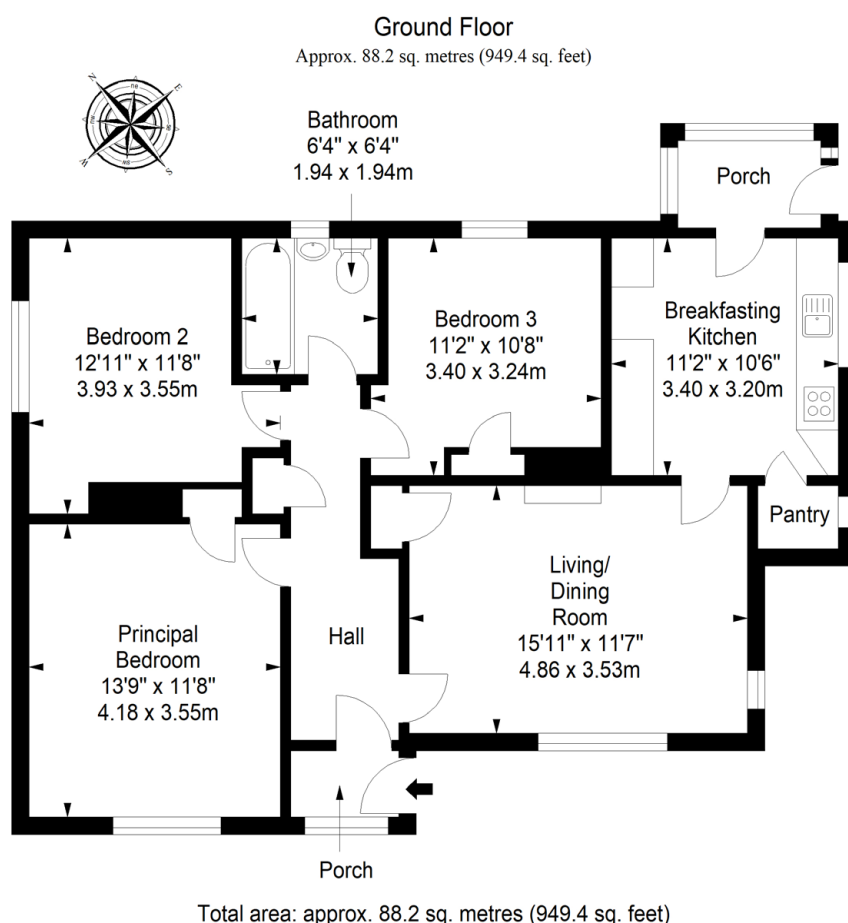


Extras: Property will be sold as seen and a cooker will be included in the sale.
Please note, no warranties or guarantees shall be provided for the appliances.



ROSLIN

Situated approximately seven miles south of Edinburgh city centre, the picturesque village of Roslin is cherished by locals and visitors alike for its rich heritage and quaint ambience. The thriving community boasts excellent local amenities including a choice of shops, a Post Office, a library, a medical centre, and a dental practice, as well as a selection of traditional pubs, restaurants, and hotels. More extensive shopping facilities are available at nearby Straiton Retail Park, which is home to a variety of high-street stores, major supermarkets and family restaurants. Owing to its scenic setting on the river North Esk, Roslin is the perfect base for exploring the great Scottish outdoors. Roslin Glen Country Park, a wooded glen in the North Esk Valley, offers a wealth of scenic woodland trails and walks to historic Rosslyn Chapel, Rosslyn Castle and Wallace's Cave. Primary schooling is provided locally followed by secondary education nearby. Popular with commuters, Roslin enjoys easy access to Edinburgh City Bypass, as well as Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The village is also served by fast and frequent public transport links travelling into the capital.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.