



66 Lawson Johnston Drive,
Roslin, Midlothian, EH25 9DF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Attractive & good sized living room.
- Fabulous dining kitchen with integrated appliances.
- French doors to rear gardens.
- Utility room with access to rear garden.
- Cloakroom/WC.
- Upper landing with storage & access to attic.
- Master bedroom with built in mirrored wardrobes & ensuite shower room.
- Bedroom 2 with ensuite shower room.
- Two further double bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to integral garage.
- Enclosed, well maintained child friendly garden at rear. Recently designed and landscaped with drainage.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A superb detached villa part of a sought after modern development, built by David Wilson Homes, in the sought after Midlothian town of Roslin. The property is situated close to a range of local amenities within Roslin town itself while Straiton Retail Park is also close by offering a range of shops and amenities. The property is an ideal commuter base for its close proximity to the Edinburgh City bypass and would make an ideal family home in a great location. The property holds an NHBC Guarantee (9 years to go).

FACTORING NOTE:

The communal areas within the development are factored by Ross & Liddell at the approximate charge of £10 per month. There is an additional float which also holds £100.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 7 MILES TO EDINBURGH WAVERLEY STATION
AIRPORT: APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks & Spencer's and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also close by. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER & FRIDGE/FREEZER. THE AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND HOT TUB MAY BE AVAILABLE THROUGH SEPARATE NEGOTIATION.





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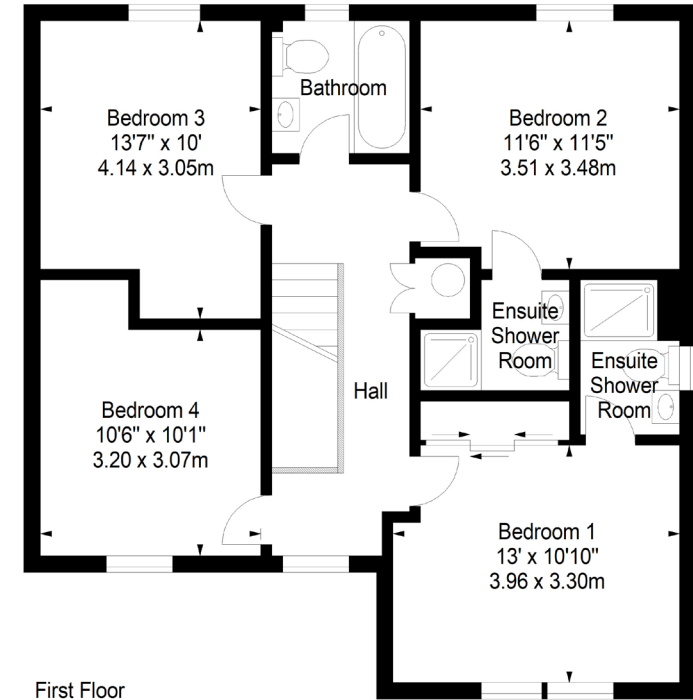
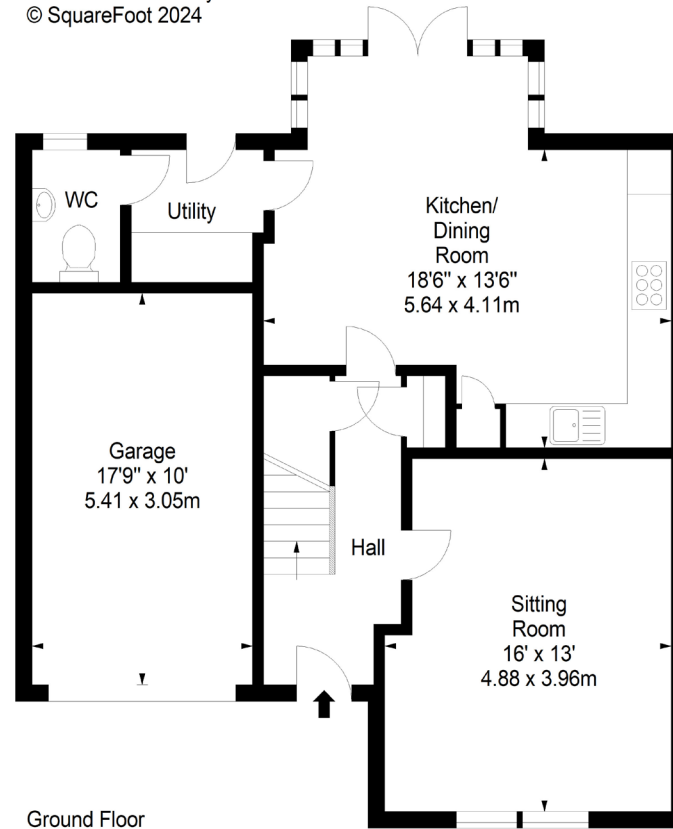


Approx. Gross Internal Area
1407 Sq Ft - 130.71 Sq M
Garage

Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.