



94 Penicuik Road
Roslin, EH25 9NQ

Deans 
Solicitors & Estate Agents LLP





LINKED DETACHED HOUSE

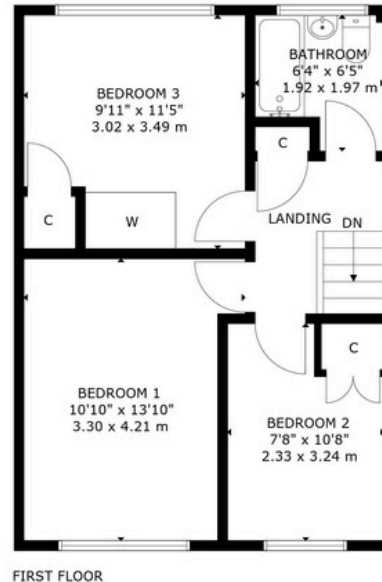
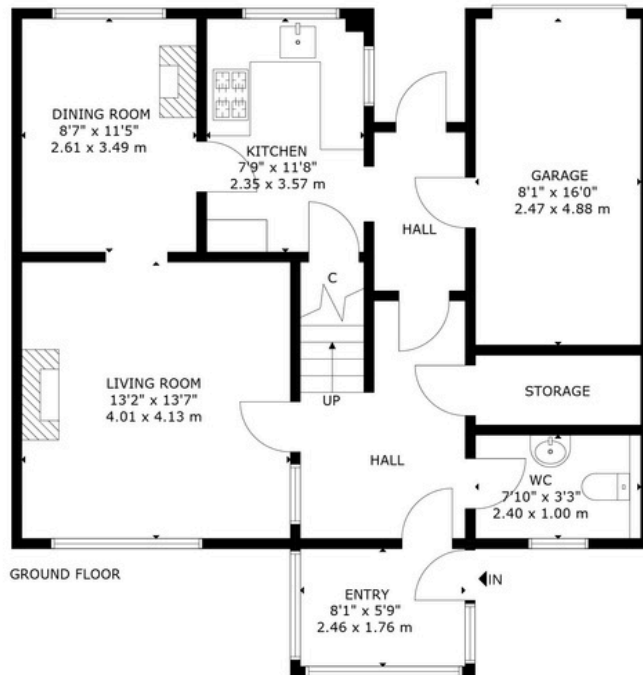
- Living/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- W.C.
- Driveway & Garage
- Private Front & Rear Garden
- EPC Rating – E



This well-presented link-detached house enjoys a lovely open outlook and is quietly situated in the picturesque village of Roslin, in Midlothian, close to local amenities, including shops, a post office and a medical practice. Nearby, Straiton Retail Park offers a wider range of high street shops and supermarkets. There is convenient transport links to the city center and surrounding areas. The accommodation on the ground floor comprises; welcoming entrance porch, spacious living room with log burner, separate dining room, stylish kitchen, large store cupboard and W.C. There are three double bedrooms on the first floor, two which benefit from built-in storage and a bathroom with shower over bath. Externally there are neatly maintained, private garden to the front and rear. A driveway provides convenient off-street parking and leads to a car port and single garage. The property gas central heating and double glazing throughout. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.







94 PENICUIK ROAD, EH25 9NQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 931 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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