



DESCRIPTION

Nestled in the charming village of Roslin, this delightful 3-bedroom end terrace home offers a perfect blend of modern living and serene surroundings. The heart of the home is the beautifully fully fitted modern kitchen, ideal for having family meals/hosting. The spacious lounge creates a warm and inviting atmosphere for gatherings with loved ones. The primary bedroom is a true retreat, featuring an elegant en-suite with full-height tiling, adding a touch of luxury to your daily routine. Two additional bedrooms provide ample space for family, guests, or a home office. The family bathroom, thoughtfully designed with a shower over the bath and half-height tiling, ensures convenience and style. Step outside to your private rear garden, a perfect space for relaxing or entertaining.

The property comprises of:

- Hallway
- Fully fitted Modern Kitchen with glass feature door to rear garden
- Utility Room
- Spacious lounge with natural lighting
- Primary bedroom with en-suite
- Two further bedrooms
- Family bathroom with shower over bath
- Private rear garden

Don't miss the opportunity to make this beautiful property your new home. Contact Gibson Estate Agents at 01313 297 3177 to arrange your viewing today.



Location

Situated approximately seven miles south of Edinburgh city centre, the village of Roslin is loved by locals and visitors alike for its rich heritage. Local amenities include 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 shopping facilities are available at nearby Straiton Retail Park, which has a variety of highstreet stores, major supermarkets and family restaurants. Roslin is the perfect base for exploring the great Scottish outdoors thanks to its scenic setting on the river North Esk, Roslin Glen Country Park and a wooded glen in the North Esk Valley. It also offers woodland trails and walks to historic Rosslyn Chapel, Rosslyn Castle and Wallace's Cave. Primary schooling is provided locally at Roslin Primary School, followed by secondary education at nearby Beeslack Community High School. Popular with commuters, Roslin enjoys easy access to Edinburgh City Bypass, as well as Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network. The village is also served by fast and frequent public transport links travelling into the capital.

