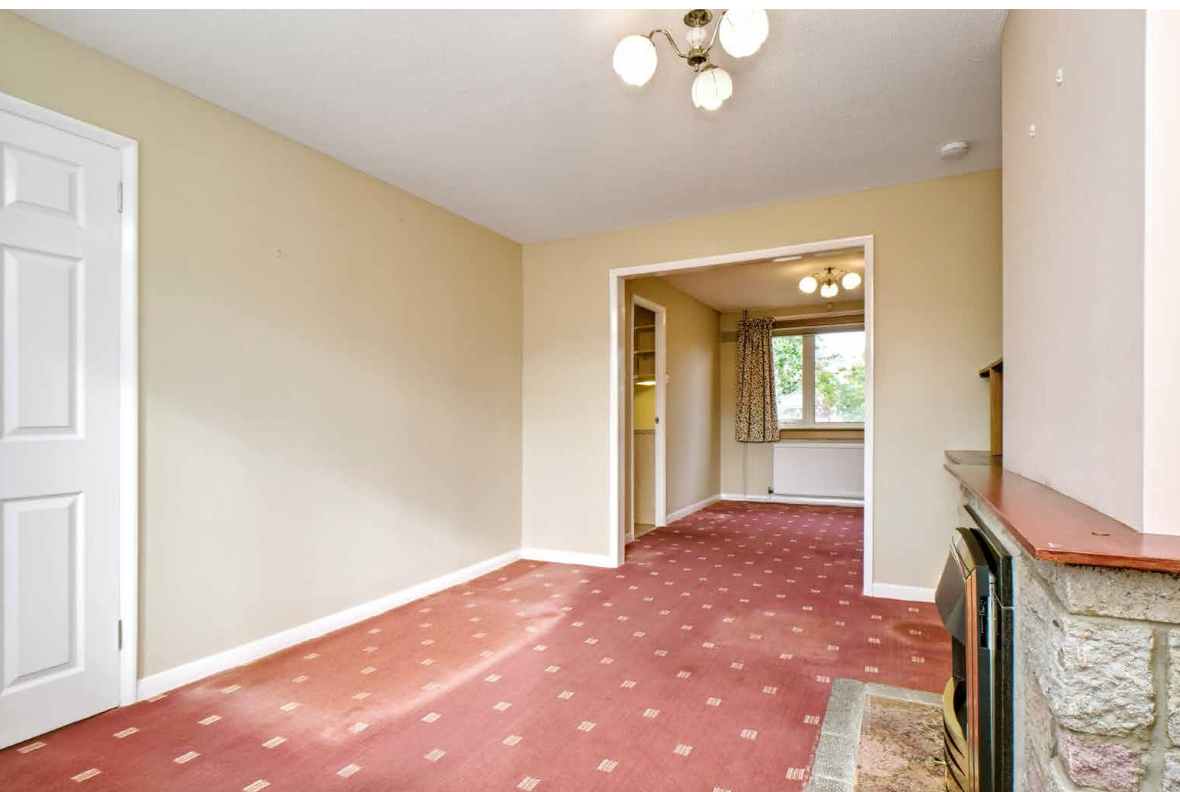




11 Rosabelle Road

Roslin, Edinburgh, EH25 9PD


northwood



Situated in the heart of Roslin, this three-bedroom link-semi-detached house offers a village lifestyle set within easy reach of the Pentland Hills, just a 35-minute drive from Edinburgh city centre. The southeast-facing home offers bright and spacious accommodation, as well as private gardens and parking for two cars. It is a charming residence that will appeal to commuters, first-time buyers, and families alike.

Stepping inside, you are greeted by a naturally-lit hall with built-in storage. To the right is the open-plan living room and dining room, which spans the depth of the property providing set areas for lounge furniture and a table and chairs. A focal-point fireplace frames the living area, whilst dual-aspect windows flood both settings with an abundance of natural light throughout the entire day. Neutral interior décor adds to the airy ambience as well, also allowing new buyers to easily add their own stamp. Next door, the dual-aspect kitchen is well-appointed with timber-toned cabinets and ample work surface space. It has an appealing design and is finished with seamlessly integrated appliances (gas hob, raised oven and microwave, fridge/freezer, dishwasher, and washing machine). It also has direct access to the rear garden.

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- A spacious link-semi-detached house
 - Situated in the village of Roslin
 - Naturally-lit hall with built-in storage
 - Open-plan living room and dining room
 - Well-appointed kitchen with rear garden access
 - Landing with an airing cupboard
 - Two double bedrooms (one with storage)
 - Versatile third bedroom with storage
 - Bright three-piece shower room
 - Front and enclosed rear gardens with a greenhouse
 - Private driveway and attached single garage
 - Gas central heating and double glazing
 - EPC Rating - C | Council Tax Band - D

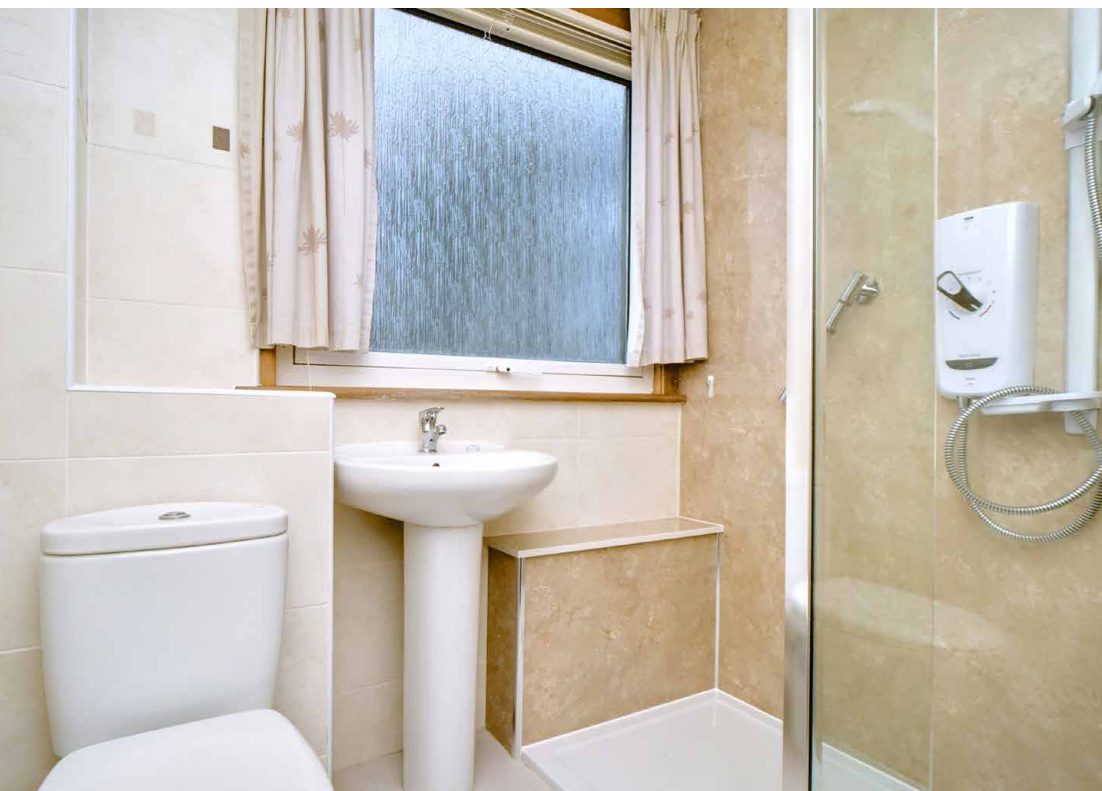




**“Open-plan living room
and dining room, and a
well-appointed kitchen
with rear garden access”**







Upstairs, a bright landing provides an airing cupboard before connecting to the three bedrooms. The principal and second bedrooms are both spacious doubles, the former enjoying a southeast-facing aspect and the latter a built-in cupboard. Meanwhile, the third bedroom is a versatile space that benefits from a southeast-facing aspect and built-in storage. If preferred, it can easily be used as a home office. A three-piece shower room completes the accommodation on offer. Gas central heating and double glazing ensure year-round comfort.

Outside, the home is flanked by a front garden and a fully-enclosed rear garden, which is laid with paving and framed by mature planting beds for a leafy ambience. A greenhouse is included as well. Private parking for two cars is provided thanks to a monoblock driveway and an attached single garage.

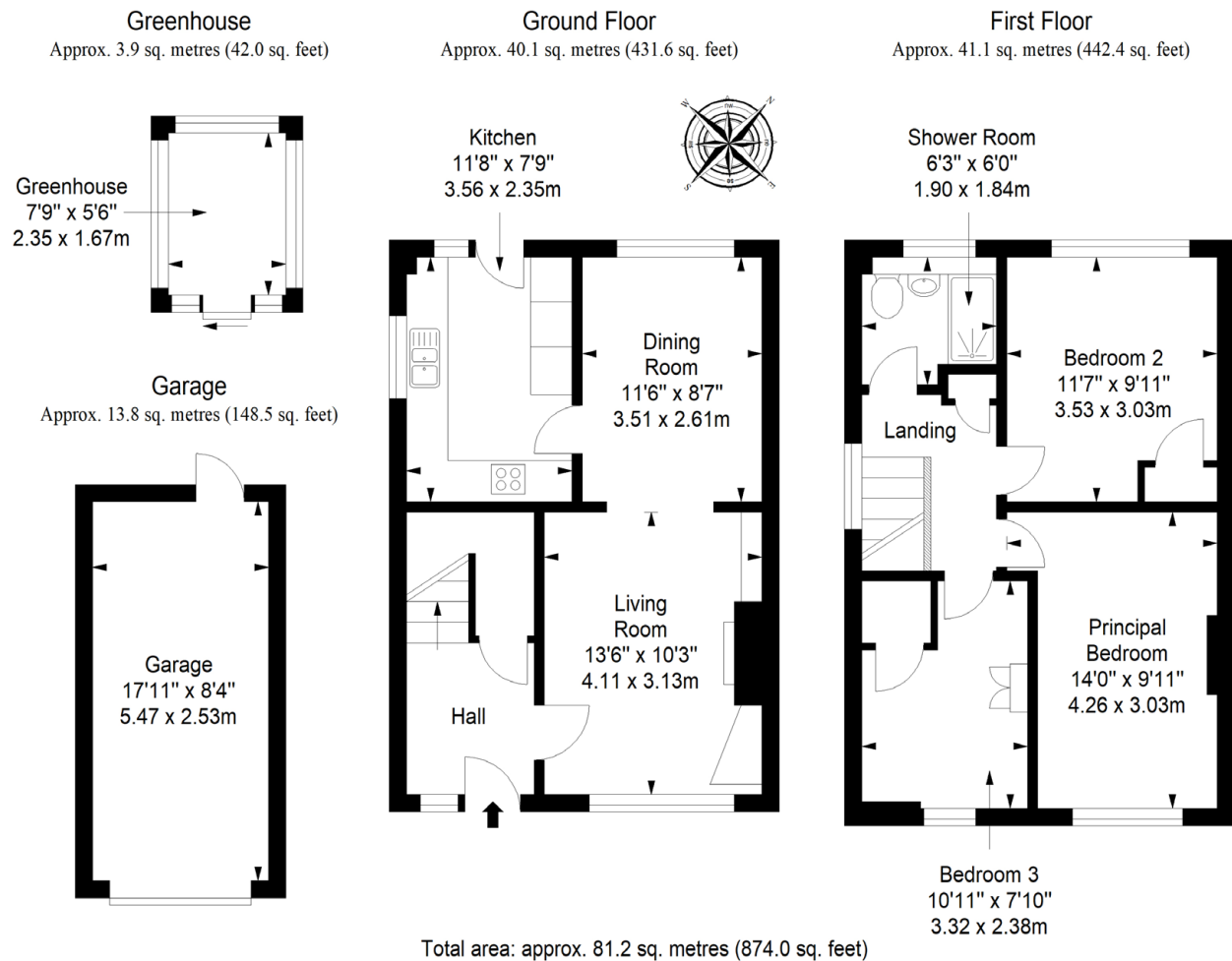
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



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.

Floorplan



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