



**33 Manse Road**  
Roslin, Midlothian, EH25 9LG

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This charming detached cottage occupies a generous plot on an established street in the village of Roslin, offering beautifully presented accommodation including three bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom. The home is set within generous, mature gardens and is accompanied by a private driveway.

The front door opens into a welcoming hallway with built-in storage, immediately setting the tone for the interiors to follow with neutral décor and warm wood flooring. On your left, you step into a well-proportioned reception room, where southeast- and southwest-facing windows capture sunny natural light throughout the day, and a spacious footprint allows for various configurations of furniture catering for both relaxation and dining. The room is elegantly presented with pared-back neutral décor, enhanced by the same wood flooring as the hall, and classic coving detail. The kitchen is conveniently connected to the reception room and is well-appointed with modern white wall and base cabinets, spacious wood-styled worktops, and an integrated dishwasher, whilst freestanding goods comprising a cooker, fridge/freezer, and dryer will be included in the sale. A breakfast bar creates an ideal setting for morning coffee, busy weekday breakfasts, and socialising while cooking, and the kitchen is supplemented by a handy pantry cupboard. A rear porch from here affords access to the garden.

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## Features

- Charming detached cottage in Roslin
- Beautifully presented interiors and neutral décor
- Welcoming entrance hall with built-in storage
- Sunny, dual-aspect living/dining room
- Attractive breakfasting kitchen with pantry and rear porch
- Three well-proportioned double bedrooms
- Stylish bathroom with shower-over-bath
- Generous, mature gardens
- Private gated driveway
- Ground-source heating and double glazing
- EPC Rating - C





“Attractive breakfasting kitchen with  
pantry and rear porch and three  
well-proportioned double bedrooms”







The home accommodates three well-proportioned double bedrooms, all continuing the attractive presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot. The bedrooms all offer plenty of space for freestanding furniture. The property also has a loft with Velux windows. Finally, a stylish family bathroom completes the accommodation on offer and comprises a bathtub with an overhead shower, a WC-suite, and a towel radiator. Ground-source heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by generous, mature gardens, with spacious, well-kept lawns, a wealth of leafy trees and shrubs, a raised vegetable bed, and a drying area. A private, gated rear driveway offers off-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, cooker, fridge/freezer, and dryer will 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.

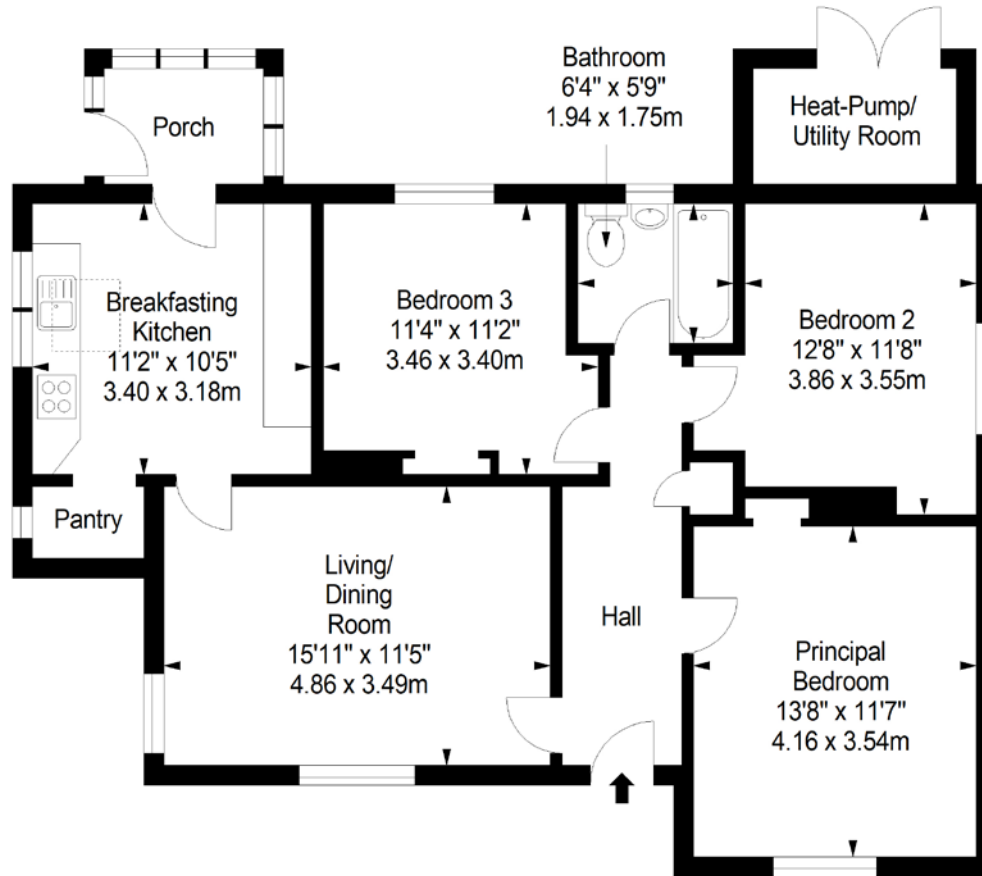




# Floorplan

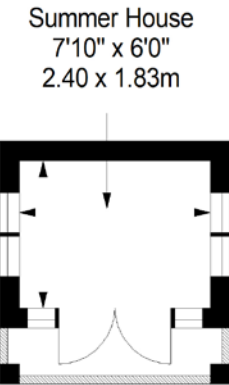
## Ground Floor

Approx. 91.0 sq. metres (979.5 sq. feet)



## Summer House

Approx. 4.4 sq. metres (47.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.9 sq. feet)

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