

13 Comyn Drive

ROSLIN, MIDLOTHIAN, EH25 9AW



This beautiful four-bedroom detached house enjoys an enviable position in an established and sought-after modern development in Roslin



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McEwan Fraser is delighted to present this beautiful four-bedroom detached house to the market. The property enjoys an enviable position in an established and sought-after modern development in Roslin. The property is presented to the market in excellent condition and buyers will benefit from the remainder of the original NHBC structural warranty for extra peace of mind. Alongside the four bedrooms, the property boasts three bathrooms, a large living room, a dining kitchen, a cloakroom, an integral garage, a double driveway, and a superb rear garden that is not overlooked and gets plenty of summer sun. Further benefits include gas central heating, double glazing, and solar panels.

THE LIVING ROOM

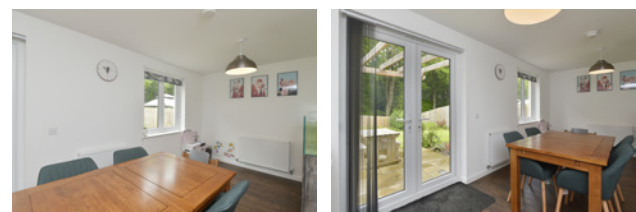


Internal accommodation is focused on the bright and neutrally decorated living room. The living room has excellent proportions that provide plenty of flexibility for a new owner to create their ideal living space.

THE KITCHEN/DINER



The ground floor also includes a large dining kitchen which runs the width of the property and has ample space for a dining table and additional seating alongside a fitted modern kitchen. The kitchen has a generous range of base and wall-mounted units that provide plenty of prep and storage space for the aspiring chef. There is also a full range of integrated appliances.





Climbing the stairs, the first-floor landing gives access to all four bedrooms and the family bathroom. Bedroom 1 is a large well-proportioned double bedroom with integrated storage and plenty of floor space for a full suite of bedroom furniture.

Bedroom one also benefits from an en-suite shower room which has natural light, partial tiling, and a mains shower.

Bedrooms two and three are further large double bedrooms positioned on either side of a Jack and Jill shower room. Bedroom four is a further double bedroom that is currently utilised as a home office but can comfortably accommodate a double bed and supporting furniture. Accommodation is completed by a beautiful bathroom that has been upgraded far beyond the builder's original specification. Boasting contemporary partial tiling and a contemporary free-standing bath, this is a wonderfully luxurious addition to an already very special home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4

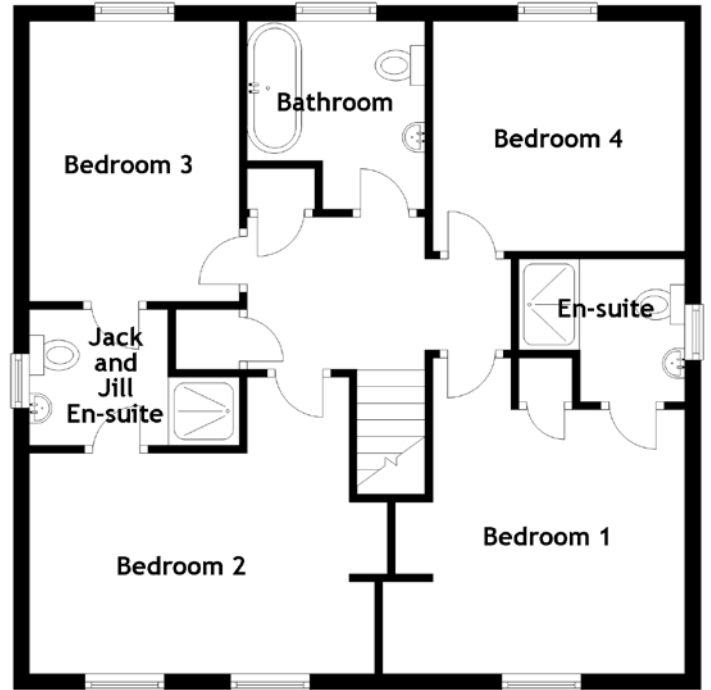
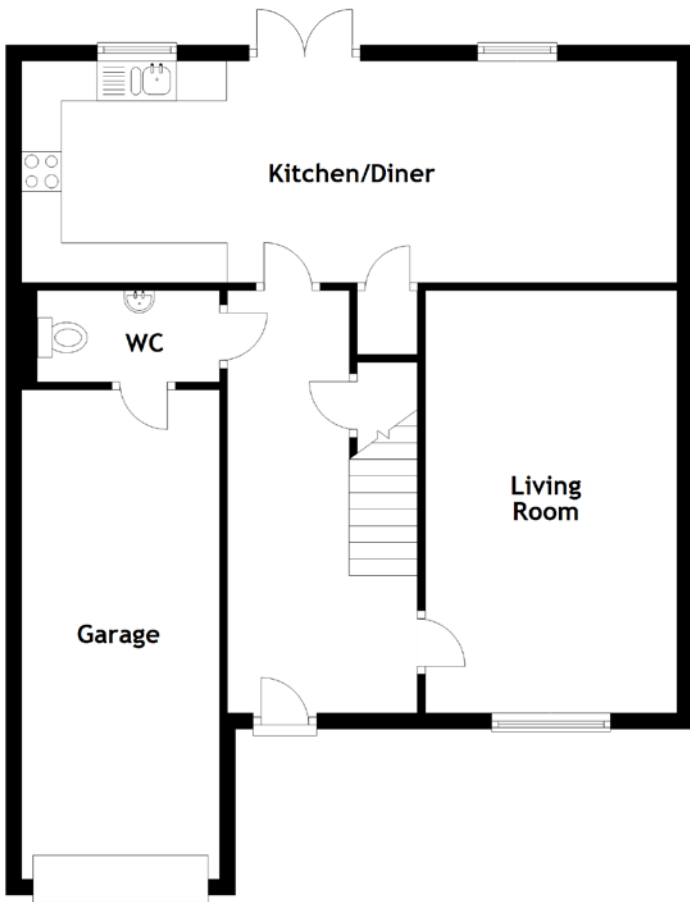


Externally, the property has a generous front lawn and a double driveway in keeping with neighbouring properties. The property sits on the edge of the development and benefits from a larger rear garden than you usually find with modern properties. The garden is a real sun trap that boasts an established lawn, and a large patio for entertaining.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



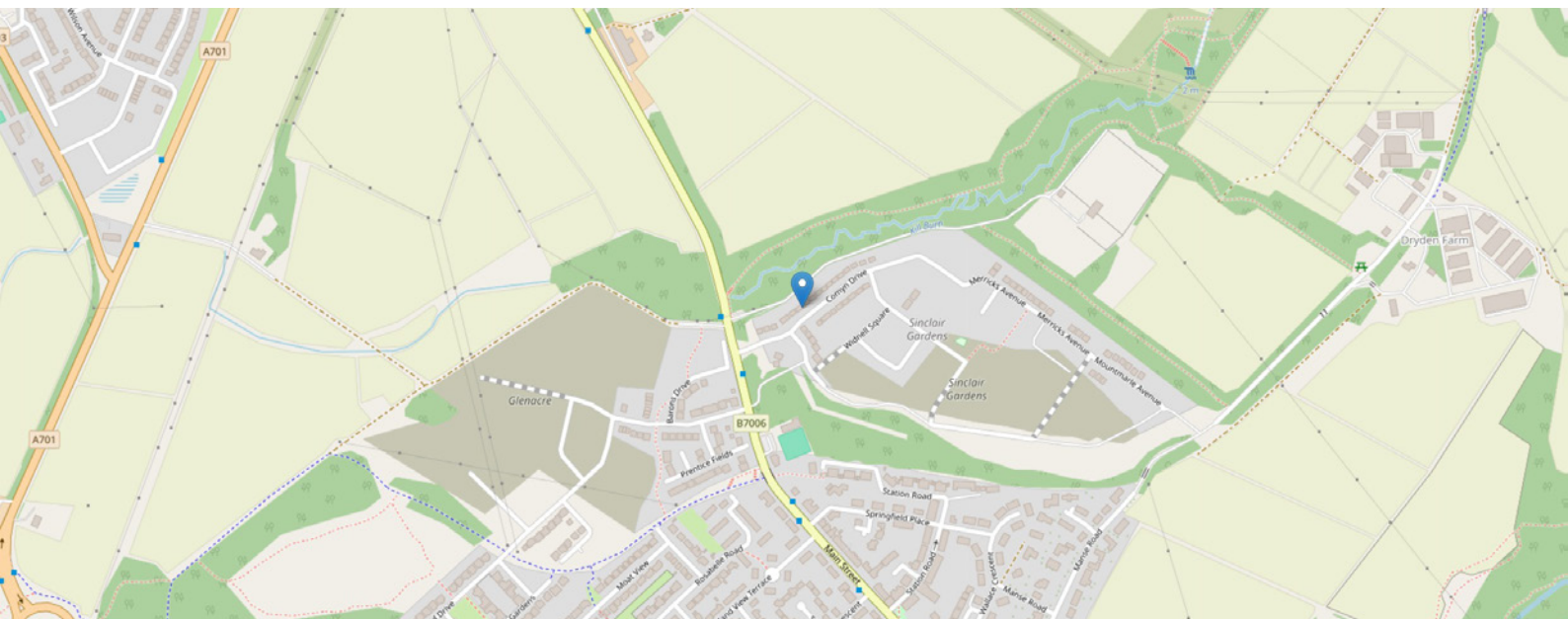
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Approximate Dimensions (Taken from the widest point)

Living Room	5.32m (17'5") x 3.17m (10'5")
Kitchen/Diner	8.25m (27'1") x 2.79m (9'2")
WC	2.25m (7'5") x 1.15m (3'9")
Bathroom	2.36m (7'9") x 2.24m (7'4")
Bedroom 1	3.98m (13'1") x 3.81m (12'6")
En-suite	2.09m (6'10") x 1.80m (5'11")

Bedroom 2	4.35m (14'3") x 3.78m (12'5")
Jack and Jill En-suite	2.64m (8'8") x 1.71m (5'7")
Bedroom 3	3.52m (11'7") x 2.64m (8'8")
Bedroom 4	3.17m (10'5") x 2.89m (9'6")
Garage	6.16m (20'3") x 2.49m (8'2")

Gross internal floor area (m²): 125m²
EPC Rating: B



THE LOCATION

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. **The property falls within the Beeslack Community High School catchment area. This school will be relocating to Easter Bush as a new £120 million development in 2026, where it will include a swimming pool and have strong links with the University of Edinburgh/Roslin Institute as a science technology and mathematics (STEM) centre of excellence.** 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.



New Beeslack High School due to open 2026



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