



90 Penicuik Road
ROSLIN | MIDLOTHIAN | EH25 9NQ


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Exceptionally light and spacious linked detached villa with driveway, garage and private gardens, commanding an enviable setting overlooking well maintained open amenity ground.

This property occupies a pleasant situation and is well placed to take advantage of excellent amenities, schools and transport links. Whilst now requiring modernisation, the property has tremendous potential and gives the new owners the opportunity to upgrade the interior to their own particular specification. The main living area comprises two inter-connecting rooms with windows to either end, perfect for relaxing and entertaining, with a feature fireplace in the living room which forms an attractive focal point. The dual aspect kitchen is well planned and gives direct access to the garden. The ground floor accommodation is completed by a front porch and useful WC compartment. On the upper floor are three bedrooms and a family bathroom with white suite and shower. Further benefits on offer include partial gas central heating, double glazing and an attic.

- Porch
- Halls
- Living room, open plan to
- Dining room
- Fitted kitchen
- WC compartment
- 3 bedrooms
- Bathroom with white suite and shower
- Partial gas central heating
- Double glazing
- Attic
- Driveway leading to garage

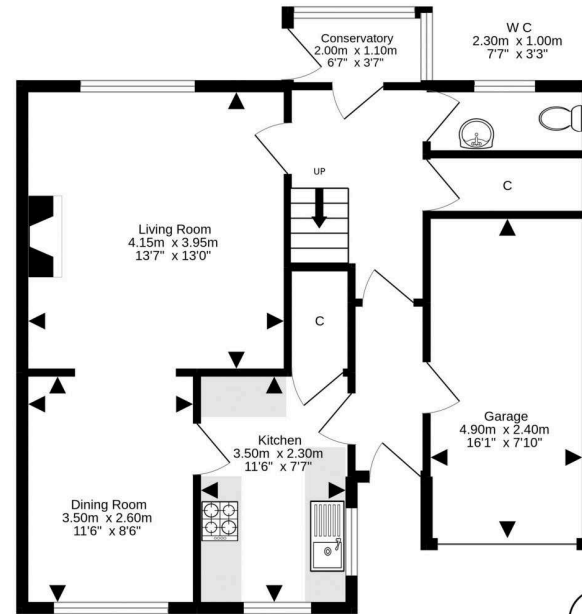
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



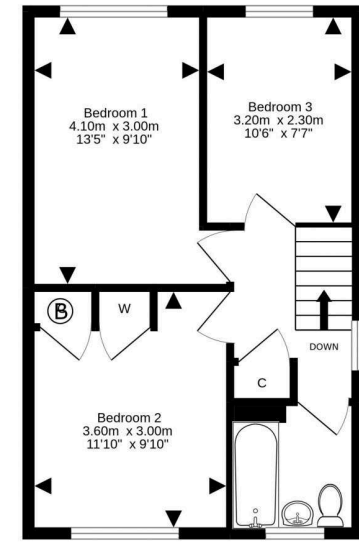
Extras: Wardrobe in the master bedroom, washing machine, fridge, garden shed. EPC rating : D

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.





Ground Floor



1st Floor

Bathroom
2.00m x 1.86m
6'7" x 6'1"

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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