



11 Mountmarle Avenue
ROSLIN | MIDLOTHIAN | EH25 9AY


warners
solicitors & estate agents





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Nestled in a quiet, modern, manicured development in the heart of sought-after Roslin is this spacious detached family home. Boasting a wide driveway, integral garage and front and rear gardens this property would make an ideal buy in a tranquil location moments from excellent amenities, quick transport links and the vast open countryside.

The accommodation comprises a welcoming entrance hallway with W/C compartment, a bright lounge with picture window, a contemporary kitchen with attractive units, breakfast bar and French doors to the garden, a large dining room (which could also be utilised as a fifth bedroom) and following up a carpeted staircase the upper level enjoys a master bedroom with built-in storage and elegant en-suite shower room, three further well-proportioned double bedrooms and the villa is completed by a stylish bathroom with shower over bath.

Externally the generously sized, secluded and fully enclosed rear garden enjoys scenic tree lined views and is laid to lawn.



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





- Detached modern villa built circa 2023
- Quiet modern estate with manicured grounds
- Close to the vast open Midlothian Countryside
- Quick commuting into Edinburgh
- Wide driveway and integral garage
- Fully enclosed and secluded large rear garden
- Welcoming hallway with W/C
- Bright lounge with picture window
- Contemporary kitchen with attractive units
- Large separate dining room/fifth bedroom

- Four double bedrooms
- Main Bathroom and an en-suite shower room

Energy Rating B

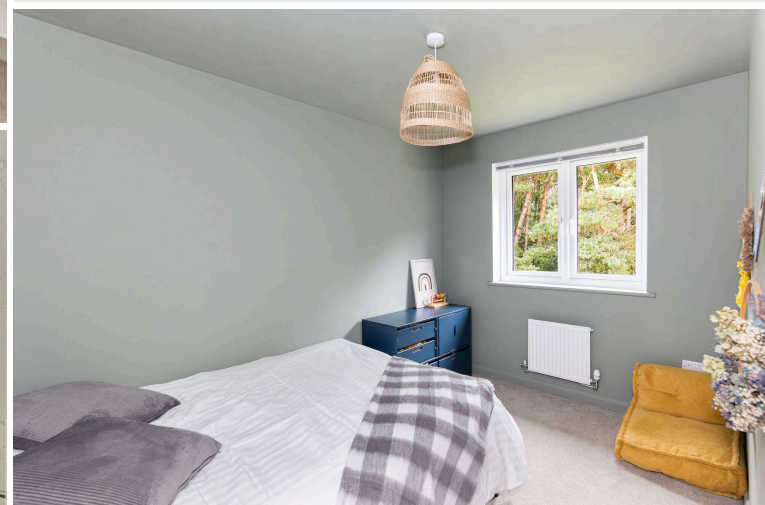
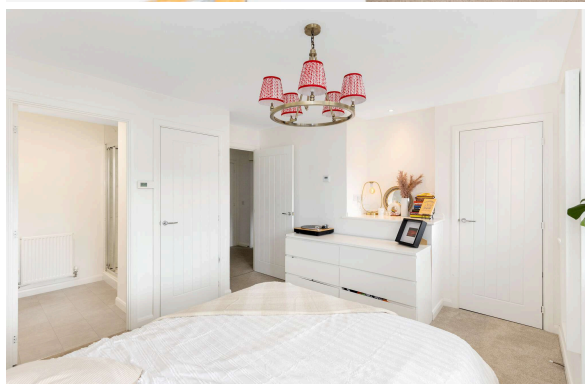
Council tax Band F

Included in the sale will be all blinds, curtains, and integrated kitchen appliances.

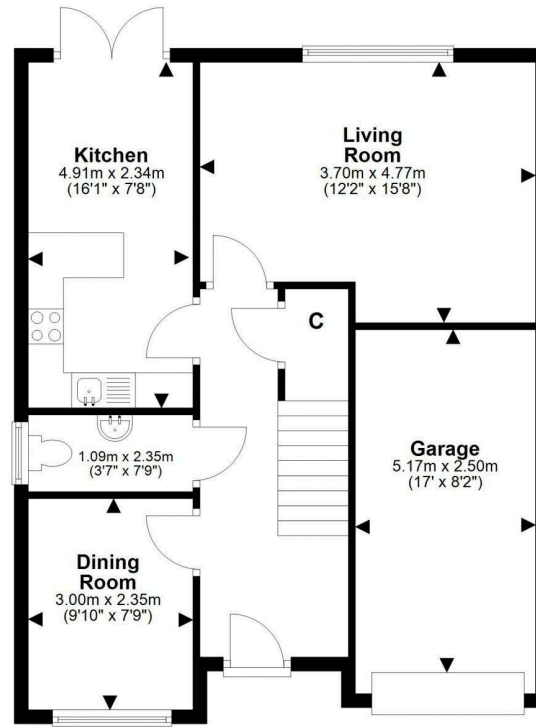
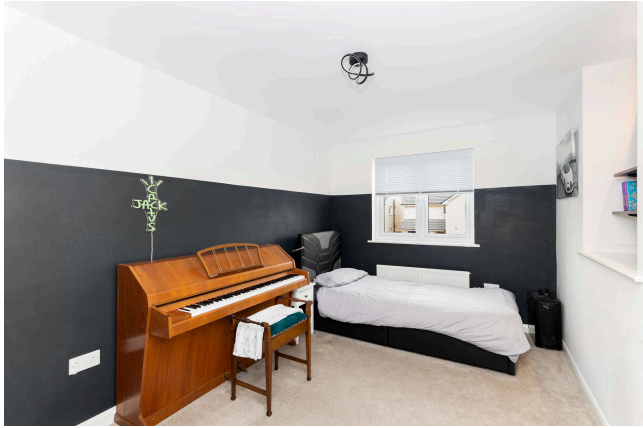
Factor fee of approximately £15 per month, with a £75 float.



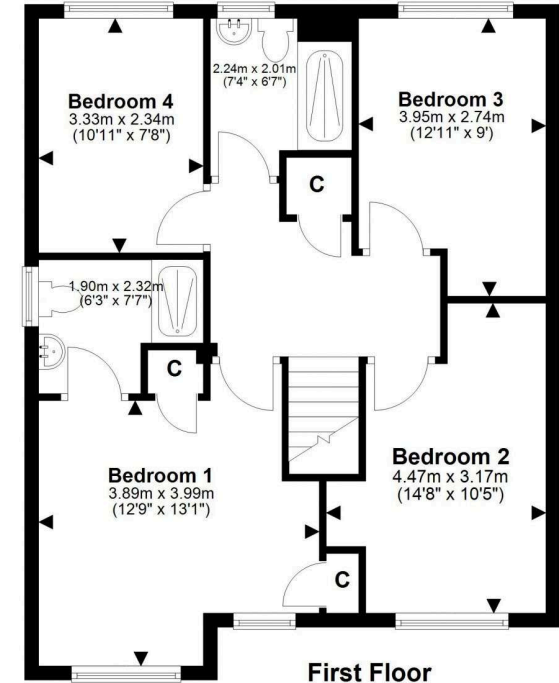
The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand 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, or in nearby Penicuik. 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



First Floor



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