



15 Comyn Drive
ROSLIN | EH25 9AW


warners
solicitors & estate agents



15 Comyn Drive

ROSLIN | ROSLIN | EH25 9AW

Warners are delighted to present this beautifully appointed four-bedroom detached family home, enjoying an enviable position within an established and sought-after development in Roslin. Occupying an attractive position on the edge of the development, the property benefits from a large rear garden, a tranquil woodland backdrop and a great sense of privacy. The welcoming entrance hallway leads through to a bright and spacious living room, creating a comfortable setting for everyday life. The impressive breakfasting kitchen is fitted with a contemporary range of units, integrated appliances and complementary worktops, with the added benefit of cabinet and kickboard lighting. The separate dining room provides excellent flexibility and could be utilised as a fifth bedroom or home office. A useful utility room and WC add further practicality to the ground floor. A particular benefit is the internal door from the hallway into the integral garage. The garage has been floored and fitted with cabinetry and is currently being utilised as an extra utility/storage area, offering excellent versatility. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of integrated storage and a stylish en-suite shower room. The remaining bedrooms provide excellent flexibility for children, guests or home working. A modern family bathroom with shower over bath completes the accommodation. Externally, the property enjoys an attractive front garden with a section of lawn and a monoblock driveway, providing excellent off-street parking and access to the integral garage. The fully enclosed rear garden is a real highlight of the property. Thoughtfully landscaped and enjoying a sunny aspect, it features an established lawn and patio area. The garden enjoys a woodland backdrop, creating a peaceful and private setting rarely found with modern developments. Further benefits include gas central heating, double glazing and solar panels. Early viewing is recommended!

- Entrance Hall with WC
- Spacious Living Room
- Contemporary Breakfasting Kitchen & utility Room
- Dining Room / Potential Fifth Bedroom / Home Office
- Principal Bedroom with Integrated Storage & En-suite Shower Room
- Three Further Good-Sized Bedrooms
- Modern Family Bathroom with Shower over Bath
- Floored Integral Garage with Additional Cabinetry & Monoblock Driveway
- Private Front and Fully Enclosed Landscaped Rear Garden
- Gas Central Heating, Double Glazing and Solar Panels

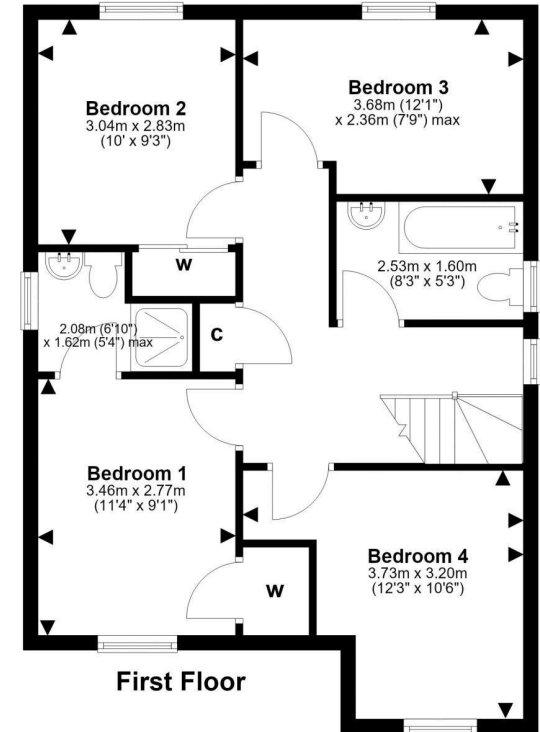
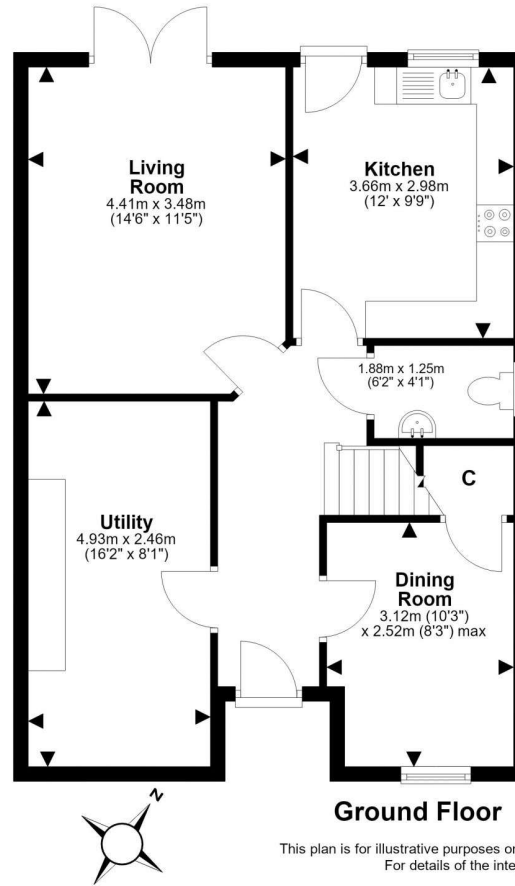
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances including dishwasher and washing machine will be included in the sale of the property along with all blinds & curtain polls. EPC: B. CT: F. Factoring: Hacking & Patterson approx. £35 P/Q.

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.





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.