



104 Charles Wilson Avenue
ROSLIN | EH25 9AR


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Situated within a popular modern development on Charles Wilson Avenue, Roslin, this well-presented three-bedroom terraced home offers stylish, contemporary living ideal for first-time buyers, young families, or professionals.

The accommodation comprises a bright and spacious living room leading through to a modern kitchen featuring ample worktop space, a range of floor and wall-mounted units, and a central island creating the perfect hub for cooking and entertaining. Off the kitchen are a convenient WC and separate utility room.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from built-in storage. The third bedroom offers flexible accommodation and is ideal as a nursery, home office or guest room. A modern family bathroom completes the upper floor.

Externally, the property enjoys a fully enclosed rear garden with both decking and lawn areas, providing an excellent space for relaxing, entertaining or family life.

- Three bedroom terraced house
- Set within a modern development
- Fully enclosed rear garden with decking and lawn areas
- Stylish and modern kitchen
- Gas central heating
- Double glazing

Council Tax E. Energy Rating B.

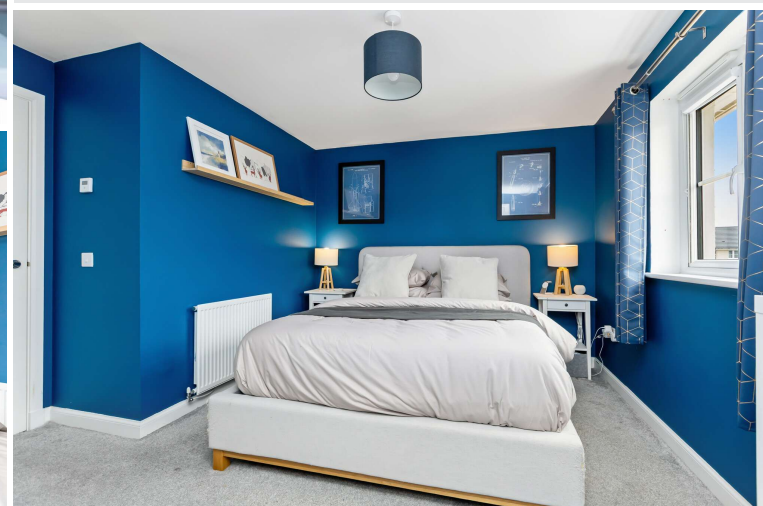
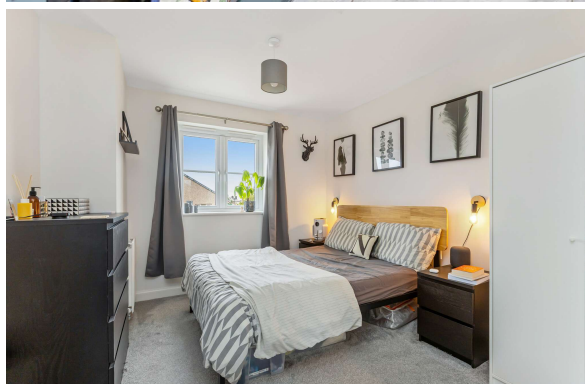
Factor Factor fee of approximately £250.68 per annum, payable to Ross and Liddle.

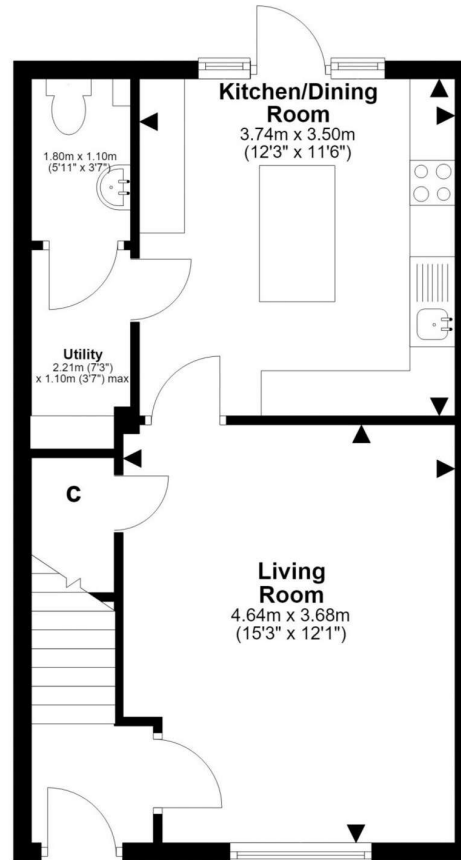
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



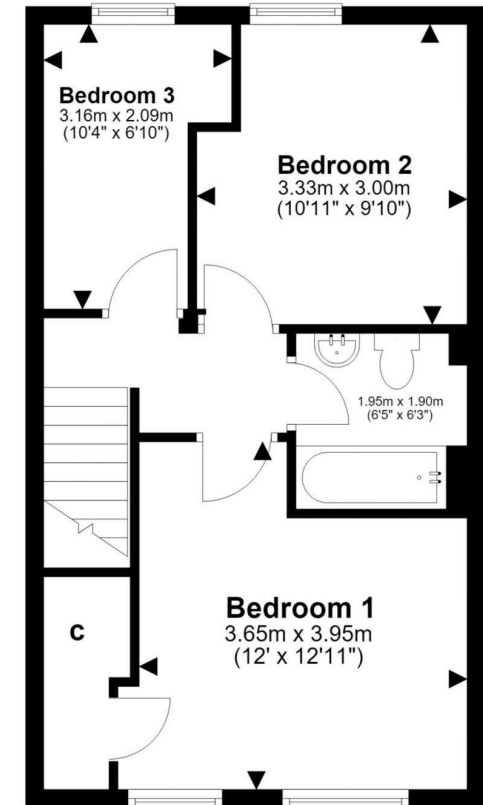
All fittings and fixtures will be included in the sale. The property will also include the Hive heating system with original RTV values, smart valves will not be included in the sale.

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's. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also close-by. 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.