



26 Merricks Avenue
ROSLIN | EH25 9AX

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Superb four-bedroom, triple aspect, end terraced townhouse offering flexible and generous accommodation nestled within a highly regarded modern development in the picturesque village of Roslin. Ideally suited for contemporary family living this ideal home is surrounded by the scenic Midlothian countryside and situated less than eight miles from Edinburgh city centre, enjoying a peaceful yet well-connected setting with excellent local amenities close at hand. Set over three levels, the property is finished to an exceptional standard and presented in true move-in condition.

Upon entering, you are welcomed by a hallway with built in storage and a handy WC. The spacious living room is front facing and offers the perfect space to unwind or entertain guests. The light and spacious dining kitchen is located to the rear of the property and is fitted with modern floor and wall units and a range of integrated appliances. The space easily accommodates a dining table making it an ideal social hub and is flooded with light from French doors that open directly onto the rear garden- ideal for outdoor dining and summer gatherings.

The first floor offers three generously sized bedrooms with one ideal as a home office, providing a quiet and comfortable space for remote work or study, and the entire top floor is dedicated to an impressive principal suite with leafy outlook, comprising a large bedroom, a separate dressing area with built-in wardrobes, and a sleek en-suite shower room with mains shower cubicle. The well-appointed family bathroom with electric shower over bath completes the internal accommodation.

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





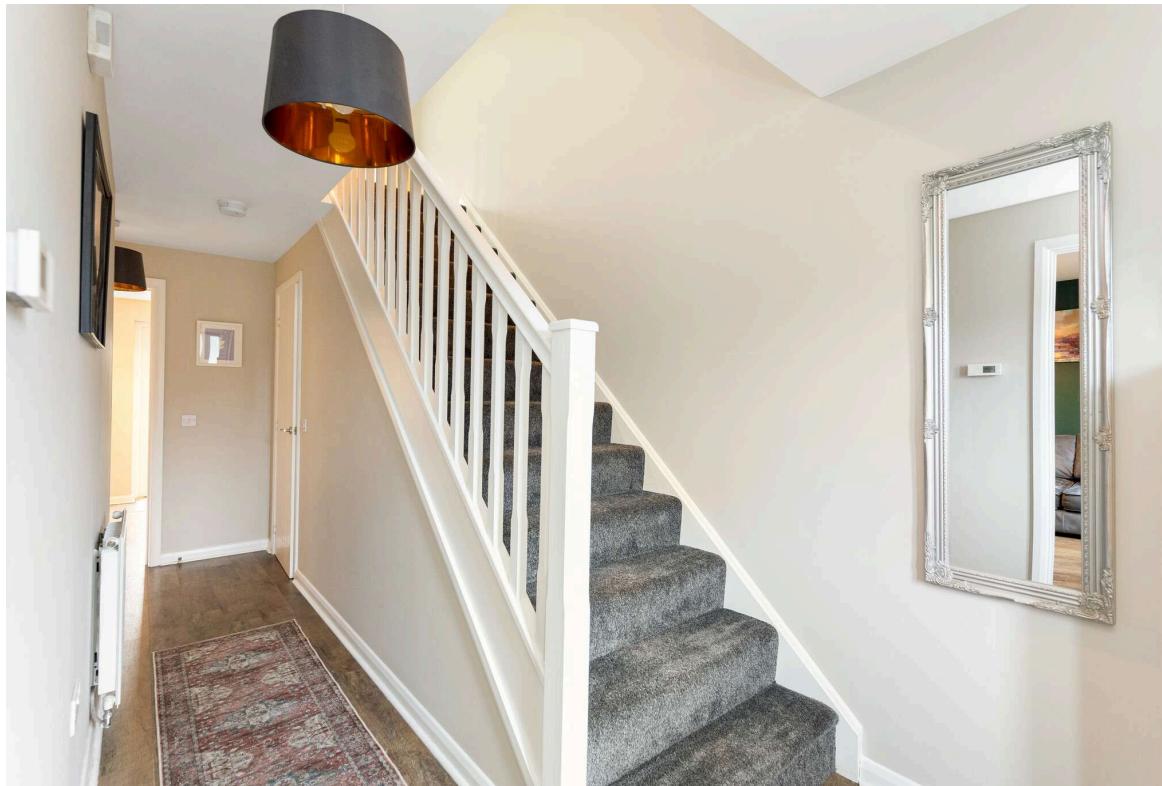
Externally, the home is enhanced by beautifully landscaped and zoned rear garden with artificial lawn, seating areas and shed, complemented by a paved patio area ideal for alfresco dining or relaxing in the warmer months, two private allocated parking spaces, with additional visitor parking available nearby as well as an electric vehicle charger. This fantastic family home combines space, style, and location, offering a rare opportunity to secure a contemporary property in a charming village setting with easy access to the capital. Early viewing is strongly recommended.

- Beautifully presented four-bedroom end of terrace townhouse
- Located in a sought-after modern development in Roslin
- Entrance hallway with storage and handy WC
- Spacious front facing living room
- Stylish dining kitchen with French doors to the rear garden
- Principal suite with leafy outlook, large bedroom, dressing area, and en-suite shower room
- Further three well-proportioned bedrooms
- Contemporary family bathroom with electric shower over bath
- Enclosed rear garden with zoned landscaping, ideal for outdoor entertaining
- Two allocated parking spaces plus visitor parking
- Gas central heating
- Double glazing
- Solar Panels

Energy Rating B, Council Tax Band E.

Fees payable to factor Hacking & Paterson approx. £33 per quarter

All fixtures, fittings (except from light shades) kitchen appliances including the fridge/freezer, washing machine and dish washer are 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. 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.

