

4 Dryden Grove, Roslin, EH25 9LQ



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Description

A rare opportunity has arisen to acquire a fabulous detached home set within a generous garden plot in the most sought-after and enviable location in the historic conservation village of Roslin. The property is a truly exceptional home of distinction, enjoying a tranquil cul-de-sac setting and catering perfectly to modern family living. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life.

Features

- Unique detached home, offering generous and versatile family living over two levels
- Peaceful cul-de-sac setting within a highly sought-after location with easy access to a variety of amenities and schooling
- Immaculately presented interiors with deluxe fittings
- Two spacious reception rooms having focal point fire surrounds
- Magnificent dual-facing kitchen/dining/family room providing an excellent sociable space with central island featuring silesone worktop
- Bi-fold doors leading to an extensive decked area with space for table and chairs
- 6 bedrooms, 3 with en-suites
- Gas central heating and double glazing
- Easy-care gardens offering seclusion and privacy featuring lawns and timber sun deck
- Driveway for multiple vehicles

Extras

The induction hob, oven, microwave, fridge, freezer, wine fridge, dishwasher and garden shed are included.

EPC Rating: B



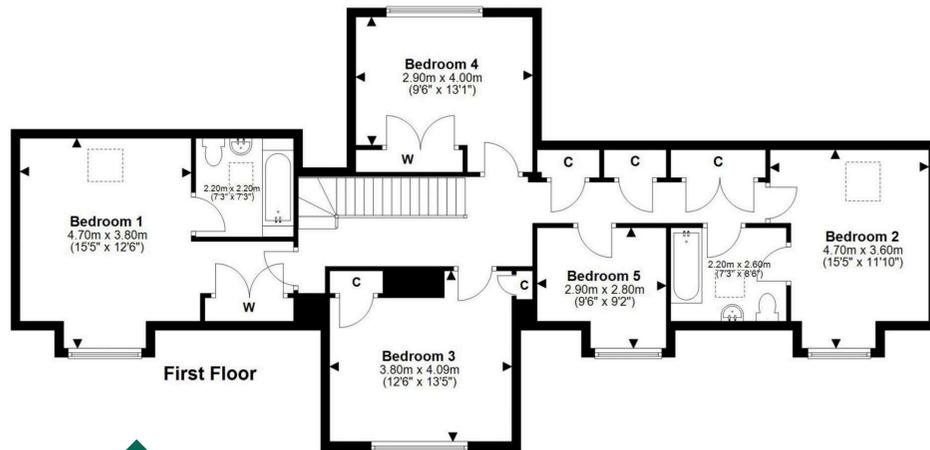
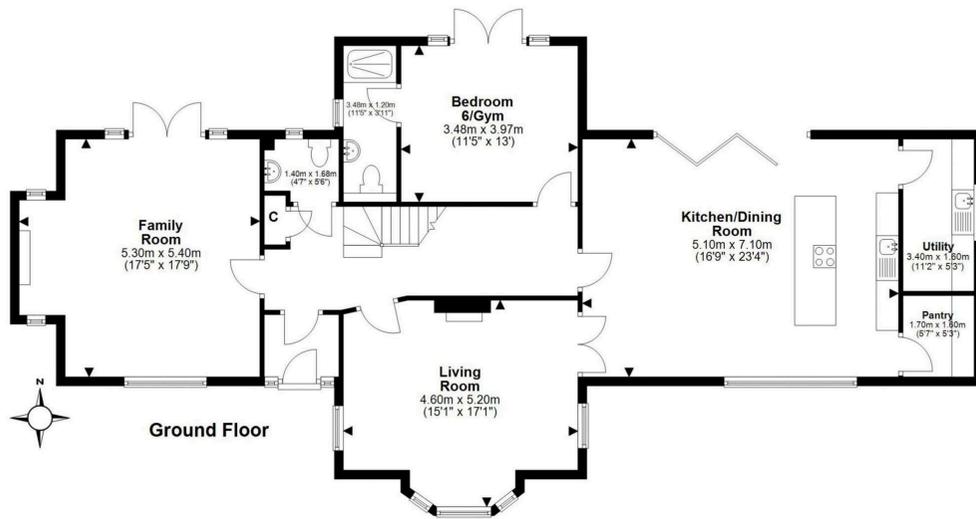
Location

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities. The thriving community boasts excellent local amenities including a choice of shops, a Post Office, a library, a medical centre, and a dental practice, as well as a selection of traditional pubs, and restaurants. Further facilities are available in Penicuik while the nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. Roslin is the perfect base for exploring the great Scottish outdoors. Roslin Glen Country Park, a wooded glen in the North Esk Valley, offers a wealth of scenic woodland trails and walks to historic Rosslyn Chapel, Rosslyn Castle and Wallace's Cave. Primary schooling is provided locally less than 10 minutes walk followed by secondary education nearby. Popular with commuters, Roslin enjoys easy access to Edinburgh City Bypass, as well as Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The village is also served by fast and frequent public transport links travelling into the capital.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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