



**Total: 204 m<sup>2</sup>**  
 1st Floor: 91 M<sup>2</sup>, 2nd Floor: 81 M<sup>2</sup>, 3rd Floor: 32 m<sup>2</sup>  
 Excluded Areas: Utility: 7 M<sup>2</sup>, Storage: 2 M<sup>2</sup>, Low Ceiling: 8 M<sup>2</sup>, Walls: 18 m<sup>2</sup>

Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## DESCRIPTION

An exceptional six-bedroom detached home, set within an exclusive and highly desirable development, offering spacious, flexible living in a truly stunning countryside setting. This beautifully presented home provides generous accommodation throughout, perfectly suited to modern family living, home working, and entertaining, with versatile rooms that can be adapted to suit individual lifestyle needs.

The property enjoys a peaceful position with breathtaking open views towards the Pentland Hills and the Firth of Forth, creating a wonderful sense of privacy and rural charm while remaining within easy reach of Edinburgh, just a short drive away. A private driveway and well-maintained outdoor space further enhance this impressive home, providing the perfect setting for both relaxing and socialising.

Located in the sought-after village of Rosslynlee, the property benefits from a strong sense of community, nearby walking and cycling routes, local cafés and amenities, and excellent transport links to Edinburgh and surrounding areas. This is a rare opportunity to acquire a substantial family home in a semi-rural location that perfectly balances countryside living with city convenience.

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this outstanding home has to offer.

### Accommodation Comprises:

- Welcoming entrance hallway
- Spacious main living room, ideal for relaxing and entertaining
- Open-plan kitchen and dining area forming the heart of the home
- South facing garden room with feature cathedral window and Bi-folding doors
- Separate utility room with access to garage
- Ground floor WC

### First Floor:

- Two double bedroom with en-suite
- Further three well-proportioned bedrooms offering flexible family accommodation
- Modern family bathroom
- Additional storage throughout

### Second Floor:

- Primary suite with dressing room and en-suite

### External:

- Private driveway providing off-street parking
- EV charger installed
- Single garage currently used as home gym
- Enclosed garden area ideal for outdoor dining and entertaining
- Air source heat pump (no gas) making the home B rating for efficiency
- Peaceful setting with open outlooks



## Location

Rosslynlee is a charming and highly sought-after semi-rural village in Midlothian, offering an exceptional lifestyle that perfectly balances peaceful countryside living with excellent connectivity to Edinburgh. Surrounded by stunning natural scenery, including views towards the Pentland Hills and the Firth of Forth, the area is ideal for those who enjoy outdoor pursuits, with an abundance of walking and cycling routes right on your doorstep. Despite its tranquil setting, Rosslynlee is superbly positioned for everyday convenience. Nearby Roslin and Straiton Retail Park provide a wide range of amenities including supermarkets such as M&S Food, Aldi, Asda and Sainsbury's, as well as gyms, cafés, and restaurants. Local favourites include traditional pubs, cosy cafés, and a selection of independent eateries, while regular farmers markets nearby add to the area's strong community feel. For commuters, the location is particularly appealing, with Edinburgh city centre reachable in approximately 20 minutes by car. Excellent public transport links are available via local bus services, while nearby Eskbank and Shawfair train stations offer further connectivity across the region. Leisure facilities are also in abundance, with Hillend Ski Centre, Lasswade Leisure Centre, and a range of fitness clubs all within easy reach. The area is also home to horse riding schools and a variety of outdoor attractions, making it ideal for families and active lifestyles. Rosslynlee offers a rare opportunity to enjoy a peaceful, community-focused environment with all the benefits of city access making it a truly special place to call home.

