



Solicitors & Estate Agents



114 Penicuik Road

Roslin | Midlothian | EH25 9NT

Beautifully presented throughout and finished to an exceptional standard, this impressive four-bedroom linked detached home offers spacious, versatile accommodation in true walk-in condition. Thoughtfully designed to suit modern family living, the property benefits from a highly flexible layout, including a ground floor principal bedroom with adjoining shower room, making it ideal for those seeking multi-generational living or the convenience of single-level accommodation.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

A welcoming entrance hallway provides a warm and inviting introduction to this impressive family home, immediately creating a sense of space and continuity throughout the accommodation. The hallway provides access to the principal ground-floor rooms and offers a practical transition between the living areas. The bright and generously proportioned lounge is beautifully presented with contemporary décor, creating a stylish yet comfortable environment that is equally well suited to relaxing with family or entertaining guests. The generous proportions allow for a variety of furniture configurations, while the modern presentation provides a move-in-ready finish. The stylish, fully fitted kitchen has been thoughtfully designed with both everyday practicality and entertaining in mind. It features an excellent range of wall and base units, providing ample storage and generous worktop space for food preparation. The well-planned layout creates a practical and attractive culinary space, while its position alongside the dining room makes it particularly well suited to modern family living. The spacious dining room provides an excellent area for formal meals and entertaining, with French doors opening directly onto the rear garden. This creates a seamless connection between the indoor and outdoor spaces, allowing the garden to become a natural extension of the living accommodation, particularly during the warmer months.



A particular feature of the property is the impressive principal bedroom, conveniently located on the ground floor. Generously proportioned and offering direct access to a modern shower room, this versatile arrangement provides excellent flexibility and could be particularly appealing to those seeking single-level sleeping accommodation, families requiring additional privacy, or buyers accommodating guests.

The upper level provides three further well-sized bedrooms, each offering comfortable and adaptable accommodation. These rooms provide excellent flexibility for family members, guests, children or those requiring dedicated space for home working, hobbies or study. Their generous proportions allow each room to be tailored to suit individual requirements. Completing the first-floor accommodation is a contemporary family bathroom, providing a practical and stylish facility for the upper-level bedrooms.

Extras

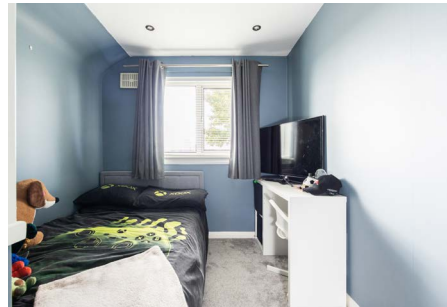
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garden

Externally, the property continues to impress with a beautifully maintained private rear garden, providing an ideal space for outdoor dining, entertaining and relaxing. The enclosed garden offers a safe environment for children and pets while remaining easy to maintain, creating the perfect extension of the living space.

Viewing

By appointment through Neilsons (0131 625 2222).





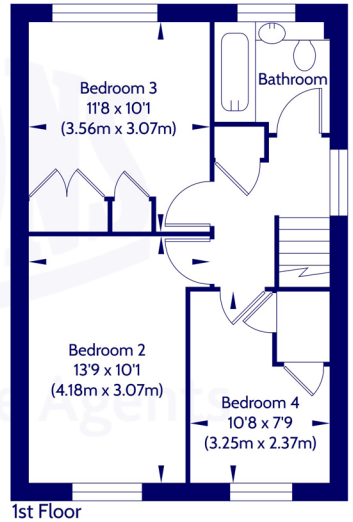
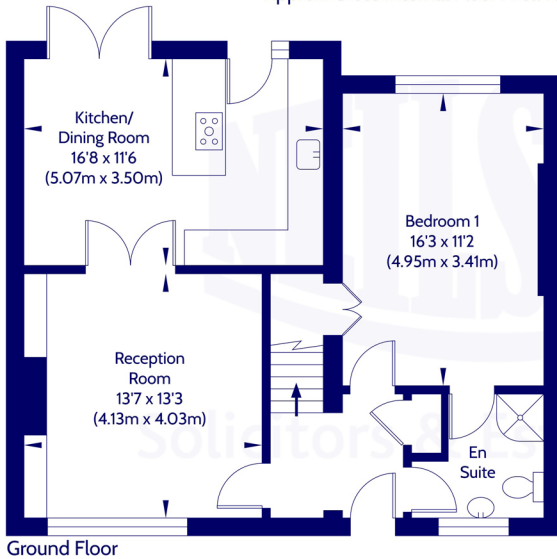
Location

Penicuik Road is conveniently positioned within the popular Midlothian village of Roslin, offering an attractive semi-rural setting while remaining within easy reach of Edinburgh and the surrounding towns. Roslin is a well-established community with a good selection of local amenities, including a Co-op, post office, cafés and other everyday services. The village is particularly well placed for commuters, with regular bus services connecting Roslin with Edinburgh, Penicuik and surrounding communities. Local services include the Lothian Buses 37 and 37A, providing convenient links towards Edinburgh and Penicuik. For motorists, the property benefits from straightforward access to the A701 and the wider Midlothian road network, while the City of Edinburgh Bypass is readily accessible, providing excellent connections towards Edinburgh, the M8, M9 and surrounding areas. A Park & Ride facility close to Roslin further enhances the area's commuter appeal. Roslin is also an appealing location for families, with Roslin Primary School serving the local community and a range of further educational facilities available throughout Midlothian. The village and surrounding area offer a wealth of countryside and open spaces, making it particularly attractive to those who enjoy walking, cycling and outdoor pursuits. The wider area is renowned for its scenic surroundings, with Roslin Glen and the surrounding Midlothian countryside providing excellent opportunities for outdoor recreation. The village also benefits from its proximity to the University of Edinburgh's Easter Bush campus and the Roslin Institute, adding to the area's employment and academic appeal. Overall, Penicuik Road offers an excellent balance of village living, countryside surroundings and commuter convenience, with good local amenities and transport links while remaining within easy reach of Edinburgh.





Approx. Gross Internal Floor Area 106 Sq M / 1140 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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