



# The Village

Rosslynlee | Midlothian





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## Welcome to The Village

Twenty-six new & refurbished homes are available in this exclusive development in Rosslynlee. Designed to combine modern comfort with timeless character, each home benefits from private gardens, parking and garages.

The Village brings beautiful architecture and lush rural surroundings together to create a setting that feels both peaceful and refined.





## A Tranquil Lifestyle

In the heart of Rosslynlee, twenty-four new homes and two carefully refurbished residences await. The new builds are a mix of three, four and five bedroom homes, designed to offer the utmost in modern luxury while being eco-friendly. The two renovated properties retain the charm of the original homes, enhanced with modern additions that complement the new build homes.



## ROSSLYNLEE MIDLOTHIAN

Discover the charm and beauty of Rosslynlee. Nestled in the heart of the Edinburgh countryside, this picturesque village offers a peaceful rural setting with convenient access to Edinburgh city centre.





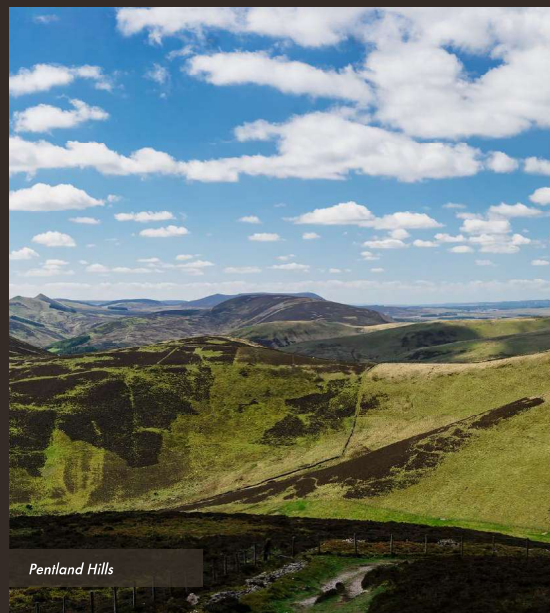
Edinburgh City



Glencourse Reservoir



Midlothian Snowsports Centre



Pentland Hills

The Village is located around twelve minutes' drive from the edge of Edinburgh. The City Bypass is less than four miles to the north, and the nearby main road to Peebles gives easy access to the Borders by car. Public transport options, including regular buses and trains from nearby Eskbank station, is well-suited for commuters.

The area provides essential amenities, with local shops, schools, and healthcare facilities nearby. School Catchment for the well regarded Rosewell Primary School and Lasswade High School. Roslin village, just a short distance away, offers cafes, pubs, and everyday services, while larger supermarkets and retail options are within a 15-minute drive.

For outdoor activities, Roslin Glen provides walking, cycling, and running routes, and the historic Rosslyn Chapel is close by. Families will also find play parks and sports facilities such as Hillend dry ski slope and the Alpine rollercoaster in the area.

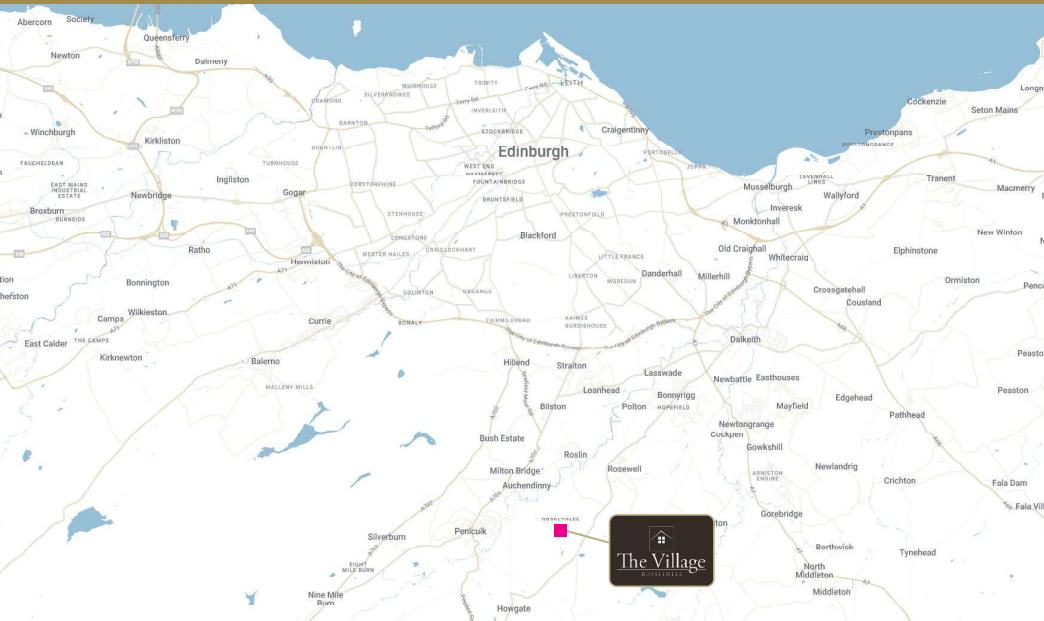
This development combines the benefits of a quiet location with practical connections to city life, making it a good option for families and professionals.

## SITE LOCATION

EDINBURGH  
EH25 9QE

WHAT THREE WORDS  
EXPRESSED.WEAVED.PREPPED

E 55.834  
N -3.171



## The Village

Rosslynlee, Midlothian

### The Arran

Plots 1, 2, 3, 23 & 24  
4 Bedroom Detached House  
162.43m<sup>2</sup> | 1748ft<sup>2</sup>

### The Bute

Plots 9, 12, 14 & 20  
4 Bedroom Detached House  
137.43m<sup>2</sup> | 1479ft<sup>2</sup>

### The Colonsay

Plots 6, 7, 18 & 19  
4 Bedroom Detached House  
130m<sup>2</sup> | 1399ft<sup>2</sup>

### The Danna

Plots 15, 16 & 21  
5 Bedroom Detached House  
176m<sup>2</sup> | 1894ft<sup>2</sup>

14



### The Eriska

Plots 13 & 17  
5 Bedroom Detached House  
222m<sup>2</sup> | 2390ft<sup>2</sup>

### The Fiora

Plots 8, 10, 11, 22, 25 & 26  
3 Bedroom Detached House  
127m<sup>2</sup> | 1367ft<sup>2</sup>

### The Manager's House

Plot 4  
4 Bedroom Detached House  
139.13m<sup>2</sup> | 1497ft<sup>2</sup>

### The Cart Shed

Plot 5  
4 Bedroom Detached House  
162.6m<sup>2</sup> | 1750ft<sup>2</sup>

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# The Arran

Plots 1, 2, 3, 23 & 24

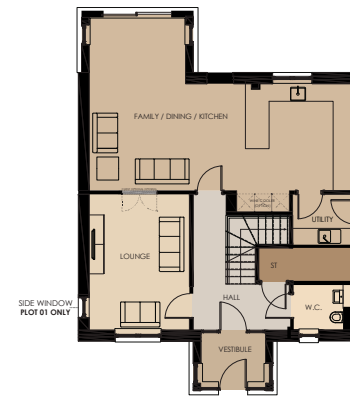
162.43m<sup>2</sup> 1748ft<sup>2</sup>

4 beds 2 Reception 2 Bath 1 WC Garden Garage



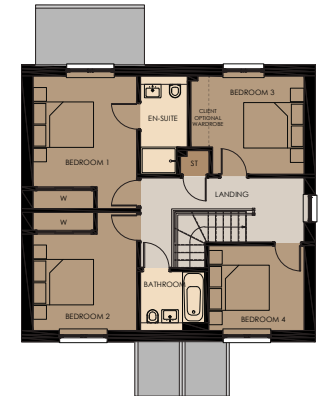
A well proportioned 4 bedroom family home, with open plan kitchen living dining space, further separate lounge area with guest WC and utility space. The home further benefits externally from a detached garage, generous driveway and garden.

Please note this image of The Arran is computer generated and for representation only and subject to change



### Ground Floor

|         |              |                    |
|---------|--------------|--------------------|
| Lounge  | 4.82 x 3.45m | 15' 8" x 11' 2"ft  |
| Family  | 5.80 x 3.26m | 17' 10" x 10' 7"ft |
| Dining  | 3.43 x 2.07m | 11' 3" x 6' 8"ft   |
| Kitchen | 3.93 x 3.48m | 12' 9" x 11' 3"ft  |
| Utility | 1.99 x 1.75m | 6' 5" x 5' 8"ft    |
| WC      | 1.73 x 1.73m | 5' 7" x 5' 7"ft    |



### First Floor

|            |              |                   |
|------------|--------------|-------------------|
| Bedroom 01 | 3.81 x 3.44m | 12' 4" x 11' 2"ft |
| En suite   | 3.10 x 1.56m | 10' 1" x 5' 0"ft  |
| Bedroom 02 | 3.81 x 3.44m | 12' 4" x 11' 2"ft |
| Bedroom 03 | 3.79 x 3.10m | 12' 3" x 10' 1"ft |
| Bedroom 04 | 3.15 x 2.97m | 10' 3" x 9' 8"ft  |
| Bathroom   | 2.19 x 1.95m | 7' 1" x 6' 4"ft   |

# The Bute

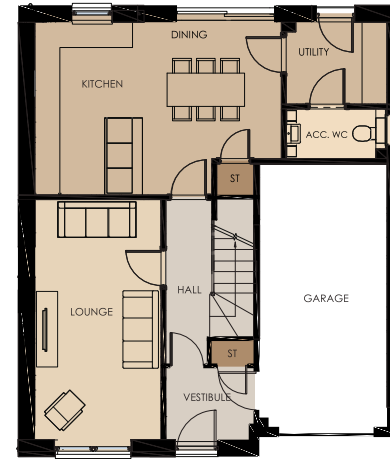
Plots 9, 12, 14 & 20

137.43m<sup>2</sup> 1479ft<sup>2</sup>

4 beds 1 Reception 3 Bath 1 WC Garden Garage

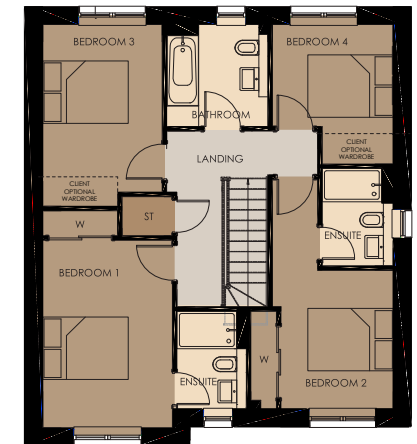


The Bute is a spacious and well-designed new-build home featuring an open-plan kitchen and dining area, a separate lounge, and a utility room on the ground floor, along with an integrated garage. The first floor offers four bedrooms, including two with en-suite bathrooms, as well as a family bathroom and built-in storage.



### Ground Floor

|         |              |                     |
|---------|--------------|---------------------|
| Lounge  | 5.32 x 3.04m | 17' 5" x 9' 11"ft   |
| Kitchen | 4.22 x 3.33m | 13' 10" x 10' 11"ft |
| Dining  | 3.21 x 2.47m | 10' 6" x 8' 1"ft    |
| Utility | 2.31 x 2.00m | 7' 6" x 6' 6"ft     |
| WC      | 2.29 x 1.07m | 7' 6" x 3' 6"ft     |
| Garage  | 5.85 x 2.78m | 19' 2" x 9' 1"ft    |



### First Floor

|             |              |                   |
|-------------|--------------|-------------------|
| Bedroom 01  | 4.50 x 3.03m | 14' 9" x 9' 11"ft |
| En suite 01 | 2.36 x 1.63m | 7' 9" x 5' 4"ft   |
| Bedroom 02  | 3.33 x 2.63m | 10' 11" x 8' 7"ft |
| En suite 02 | 2.34 x 1.67m | 7' 8" x 5' 6"ft   |
| Bedroom 03  | 3.65 x 2.80m | 12' 0" x 9' 2"ft  |
| Bedroom 04  | 2.83 x 2.63m | 9' 3" x 8' 7"ft   |
| Bathroom    | 2.45 x 2.37m | 8' 1" x 7' 9"ft   |

# The Colonsay

Plots 6, 7, 18 & 19

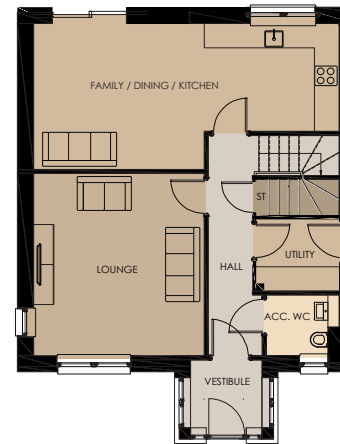
130m<sup>2</sup> 1399ft<sup>2</sup>

4 beds 2 Reception 2 Bath 1 WC Garden Garage



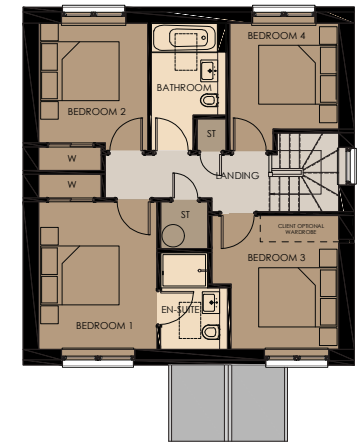
This house type is a thoughtfully designed family home with an open-plan kitchen, dining, and family area, as well as a separate lounge for additional living space. The ground floor also includes a utility/storage room, a hall with a WC, and a vestibule entrance. Upstairs, there are four generously sized bedrooms, including a master bedroom with an en-suite, along with a family bathroom and built-in wardrobes for storage. Externally there is a garage, driveway and garden space.

Please note this image of The Colonsay is computer generated and for representation only and subject to change



Ground Floor

|                   |              |                    |
|-------------------|--------------|--------------------|
| Lounge            | 4.57 x 4.27m | 14' 11" x 14' 0"ft |
| Dining/Family     | 4.27 x 3.63m | 14' 0" x 11' 10"ft |
| Kitchen           | 3.38 x 2.67m | 11' 1" x 8' 9"ft   |
| Utility / Storage | 2.05 x 1.89m | 6' 8" x 6' 2"ft    |
| WC                | 1.66 x 1.38m | 5' 5" x 4' 6"ft    |



First Floor

|            |              |                   |
|------------|--------------|-------------------|
| Bedroom 01 | 3.78 x 3.03m | 12' 4" x 9' 11"ft |
| En suite   | 2.49 x 1.69m | 8' 2" x 5' 6"ft   |
| Bedroom 02 | 3.04 x 2.67m | 9' 11" x 8' 9"ft  |
| Bedroom 03 | 3.40 x 2.72m | 11' 2" x 8' 11"ft |
| Bedroom 04 | 2.85 x 2.69m | 9' 4" x 8' 10"ft  |
| Bathroom   | 3.24 x 1.70m | 10' 7" x 5' 7"ft  |

# The Danna

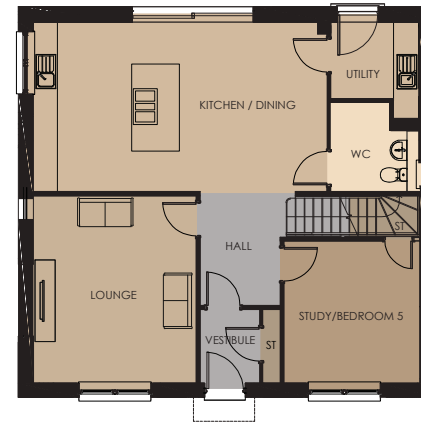
Plots 15, 16 & 21

176m<sup>2</sup> 1894ft<sup>2</sup>

4-5 beds 2 Reception 2 Bath 1 WC Garden Garage

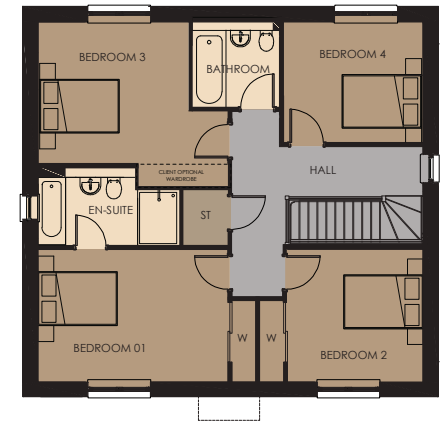


This spacious family home features an open-plan kitchen, dining area, and lounge, plus a study/fifth bedroom, utility room, and shower room on the ground floor. Upstairs, there are four bedrooms, including a master with en-suite, a family bathroom, and built-in storage. The layout offers flexibility and modern living. Externally there is a garage, driveway and garden space.



### Ground Floor

|                    |              |                    |
|--------------------|--------------|--------------------|
| Lounge             | 4.77 x 4.12m | 15' 7" x 13' 6"ft  |
| Kitchen            | 4.32 x 4.23m | 14' 2" x 13' 10"ft |
| Dining             | 4.32 x 3.25m | 14' 1" x 10' 8"ft  |
| Utility            | 1.96 x 1.82m | 6' 5" x 5' 11"ft   |
| WC                 | 2.37 x 1.96m | 7' 4" x 6' 5"ft    |
| Home Office/Bed 05 | 3.65 x 3.99m | 12' 0" x 11' 5"ft  |



### First Floor

|            |              |                    |
|------------|--------------|--------------------|
| Bedroom 01 | 4.55 x 3.66m | 14' 11" x 12' 0"ft |
| En suite   | 3.27 x 1.95m | 10' 9" x 6' 4"ft   |
| Bedroom 02 | 3.66 x 3.49m | 12' 0" x 11' 5"ft  |
| Bedroom 03 | 4.55 x 3.41m | 14' 11" x 11' 2"ft |
| Bedroom 04 | 3.49 x 3.19m | 11' 5" x 10' 5"ft  |
| Bathroom   | 1.95 x 2.15m | 6' 4" x 7' 1"ft    |

# The Eriska

Plots 13 & 17

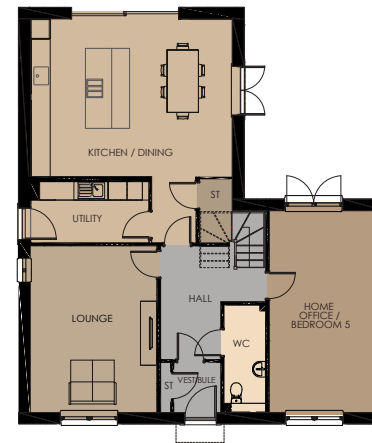
222m<sup>2</sup> 2390ft<sup>2</sup>

4-5 beds 2 Reception 2 Bath 1 WC Garden Garage



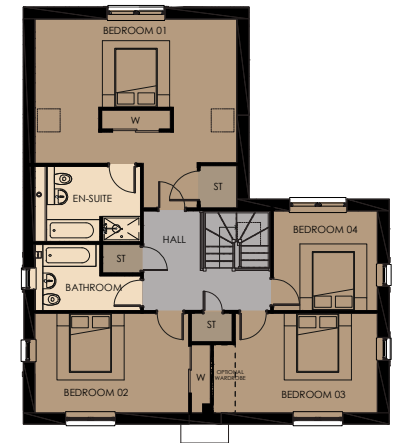
An ideal large family home with 5 bedrooms, an open-plan kitchen, dining area, and separate lounge space. The ground floor further benefits from a shower room, large utility space with door to the side access of the house. On the first floor there is a beautifully designed principle bedroom with integrated storage and utility and 3 further double bedrooms with family bathroom. Externally there is a garage, driveway and garden space.

Please note this image of The Eriska is computer generated and for representation only and subject to change



Ground Floor

|                    |              |                    |
|--------------------|--------------|--------------------|
| Lounge             | 5.34 x 3.92m | 17' 6" x 12' 10"ft |
| Kitchen            | 5.04 x 3.77m | 16' 6" x 12' 4"ft  |
| Dining             | 5.04 x 2.75m | 16' 6" x 9' 0"ft   |
| Utility            | 3.91 x 1.97m | 12' 10" x 6' 5"ft  |
| WC                 | 3.45 x 1.27m | 11' 3" x 4' 2"ft   |
| Home Office/Bed 05 | 6.52 x 3.28m | 21' 4" x 10' 9"ft  |



First Floor

|            |              |                    |
|------------|--------------|--------------------|
| Bedroom 01 | 6.52 x 4.78m | 21' 4" x 15' 8"ft  |
| En suite   | 3.05 x 2.15m | 9' 10" x 7' 0"ft   |
| Bedroom 02 | 4.86 x 3.20m | 15' 11" x 10' 6"ft |
| Bedroom 03 | 5.24 x 3.20m | 17' 2" x 10' 6"ft  |
| Bedroom 04 | 3.30 x 3.20m | 10' 10" x 10' 6"ft |
| Bathroom   | 3.05 x 2.15m | 9' 10" x 7' 0"ft   |

# The Fiora

Plots 8, 10, 11, 22, 25 & 26

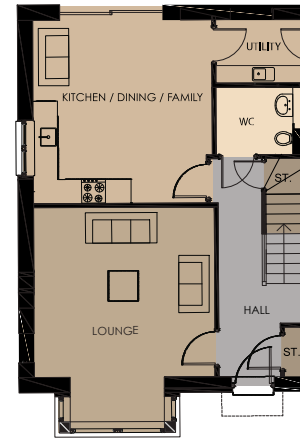
127m<sup>2</sup> 1367ft<sup>2</sup>

3 beds 2 Reception 2 Bath 1 WC Garden Garage



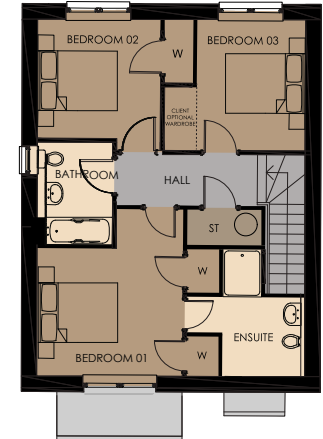
The Fiora offers a terrific smaller scale home whilst not compromising on proportions nor lifestyle. The ground floor delivers open plan kitchen living dining space with direct garden access, separate lounge, shower room and utility space. On the first floor we have a principals suite with en suite, 2 further double bedrooms with in built storage and family bathroom. Externally there is a garage, driveway and garden space.

Please note this image of The Fiora is computer generated and for representation only and subject to change



Ground Floor

|                       |              |                   |
|-----------------------|--------------|-------------------|
| Lounge                | 5.51 x 4.44m | 18' 1" x 14' 6"ft |
| Kitchen/Dining/Family | 4.78 x 4.44m | 15' 8" x 14' 6"ft |
| Utility               | 2.18 x 1.79m | 7' 1" x 5' 10"ft  |
| WC                    | 2.18 x 1.67m | 7' 1" x 5' 5"ft   |



First Floor

|            |              |                    |
|------------|--------------|--------------------|
| Bedroom 01 | 3.49 x 3.63m | 11' 5" x 11' 10"ft |
| En suite   | 2.21 x 2.11m | 7' 3" x 6' 6"ft    |
| Bedroom 02 | 3.20 x 3.12m | 10' 6" x 10' 3"ft  |
| Bedroom 03 | 3.60 x 2.71m | 11' 9" x 8' 10"ft  |
| Bathroom   | 2.28 x 1.70m | 7' 5" x 5' 7"ft    |

# The Manager's House

Plot 4

139.13m<sup>2</sup> 1497ft<sup>2</sup>

3-4 beds 2 Reception 2 Bath 1 WC Garden Garage



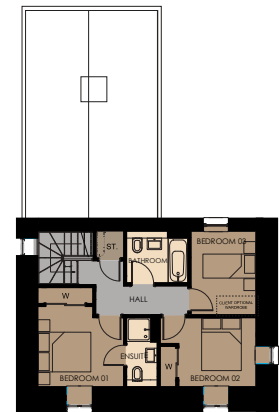
The Manager's house presents a wonderful opportunity to have the best of both worlds - a fully renovated home with all of the benefits of a new build with the charm of a period property. The property boasts a kitchen diner with direct garden access, spacious lounge area, 4 double bedrooms, 2 bathrooms, a WC and utility room. Externally there is a detached garage, driveway and spacious garden.

*Please note this image of The Manager's House is computer generated and for representation only and subject to change*



Ground Floor

|                     |              |                   |
|---------------------|--------------|-------------------|
| Lounge              | 4.77 x 5.87m | 15' 6" x 19' 3"ft |
| Kitchen/Dining      | 4.42 x 5.17m | 14' 5" x 17' 0"ft |
| Utility             | 2.71 x 1.85m | 8' 9" x 6' 1"ft   |
| WC                  | 2.71 x 1.19m | 8' 9" x 3' 9"ft   |
| Bed 04/Study/Dining | 3.35 x 3.73m | 11' 0" x 9' 5"ft  |



First Floor

|            |              |                   |
|------------|--------------|-------------------|
| Bedroom 01 | 3.24 x 3.02m | 10' 6" x 9' 9"ft  |
| En suite   | 1.15 x 2.61m | 3' 8" x 8' 5"ft   |
| Bedroom 02 | 3.61 x 2.61m | 13.5 x 12' 5"ft   |
| Bedroom 03 | 2.45 x 3.14m | 8' 04" x 10' 3"ft |
| Bathroom   | 2.32 x 1.95m | 7' 6" x 6' 4"ft   |

# The Cart Shed

Plot 5

162.43m<sup>2</sup> 1750ft<sup>2</sup>

4 beds 2 Reception 2 Bath 1 WC Garden Garage



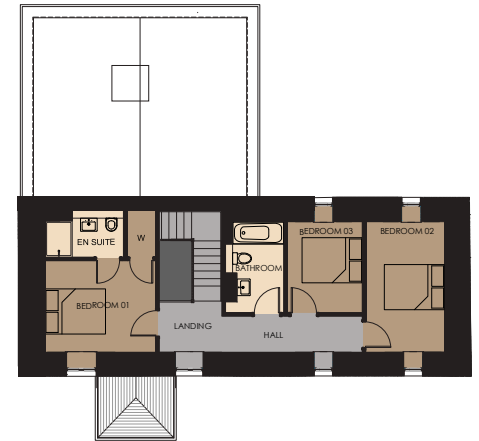
The Cart Shed boasts a highly impressive stone exterior with charming full length arched windows on the front facade. Internally the property has been reconfigured to suit modern family life with open plan kitchen living dining space, separate lounge, WC and utility. There are 3 double bedrooms and a further impressive principle suite with en suite. Externally there is a detached double garage, driveway and spacious garden.

Please note this image of The Cart Shed is computer generated and for representation only and subject to change



## Ground Floor

|                       |              |                   |
|-----------------------|--------------|-------------------|
| Living Room           | 7.27 x 4.35m | 25' 3" x 14' 3"ft |
| Kitchen/Dining/Family | 6.30 x 5.74m | 20' 7" x 17' 9"ft |
| WC                    | 2.44 x 1.70m | 8' 0" x 5' 6"ft   |
| Study/Bed 04          | 2.44 x 3.06m | 8' 0" x 10' 0"ft  |



## First Floor

|            |              |                   |
|------------|--------------|-------------------|
| Bedroom 01 | 3.67 x 3.04  | 12' 0" x 10' 0"ft |
| En suite   | 2.60 x 1.54m | 8' 5" x 5' 1"ft   |
| Bedroom 02 | 2.61 x 4.34m | 8' 6" x 14' 2"ft  |
| Bedroom 03 | 2.49 x 3.02m | 8' 2" x 9' 9"ft   |
| Bathroom   | 1.93 x 3.02m | 6' 3" x 9' 9"ft   |

## Specification

### Kitchen

- Contemporary Leicht Kitchens by Kitchens International
- Matt doors with three colour combinations together with sleek, slimline laminate worktops
- Handles or handleless options
- Under cabinet LED lighting
- Fully integrated appliances by Siemens/Neff
  - Fridge-freezer
  - Dishwasher
  - 70cm Induction Venting Hob or Extractor Hood
  - Eye level oven
  - Microwave
- Soft-closing drawers and cupboards
- Selected sockets with USB points/concealed backflip socket to island

### Bathrooms & En suites

- Hansgrohe brassware
- Sanitary ware by Villeroy and Boch
- A stylish choice of wall and floor tiles with a mix of full height to wet areas and half height to other areas (see agent for details)
- Feature both with glass shower screen and chrome shower over
- Chrome heated towel rails
- Hansgrohe shower plus chrome fixtures and fittings
- Shaver points
- Master En-Suite with towel rail
- Mirror wall to Master En Suite and Family Bathroom
- Optional under-floor heating to en suite and bathroom

### Technology

- BT fibre optic broadband
- TV point to living and bedrooms
- Selected sockets with USB points to lounge, kitchen, home office and bedrooms

### Interiors

- Contemporary white doors
- White feature frames and skirtings to all rooms
- White switches and sockets throughout
- Internal walls and ceilings finished in matt white
- Fitted wardrobes to bedrooms 1 and 2
- Combination of LED downlights and pendant lighting
- Designer radiators to living areas and kitchen

### Exteriors

- UPVC anthracite windows
- Natural clay roofs
- Stone detailing to principal elevation
- Outside lighting to all doors
- Turfing to front gardens
- Private driveway
- Garages

### Sustainability

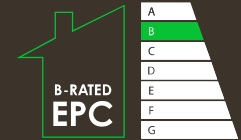
- B-Rated Energy Performance Certificate (EPC)
- Client option for a 5Kw electrical battery store and A-rated EPC
- PV Solar panels to the roof
- Samsung - Air Source Heat Pump
- 140mm timber kit with 190mm wall insulation
- Thermal double glazing



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## A Green Blueprint for Elegant Living

Our homes are designed with your long-term savings in mind, featuring energy-efficient systems, solar panels, and eco-friendly materials. These modern, low-maintenance residences not only reduce your environmental footprint but also significantly lower your utility bills, making it a smart and sustainable investment for the future.



- Rooftop solar panels
- Heat recovery technologies
- Double glazing

For further details, please contact



**Neil Scott**

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Scott Carmichael and his team have over 30 years' experience building award-winning homes, apartments and public buildings in Glasgow, Edinburgh, Stirling, East Kilbride, East Renfrewshire and East Lothian. A Carmichael Home will always be built far beyond the minimum building standards for energy-efficiency. Instead, you can expect a home sustainably built using low carbon design principles that's economical to run and fit for a net zero future.

[www.thevillagerosslynlee.com](http://www.thevillagerosslynlee.com)

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