



Offers Over

£335,000

13 Lawson Johnston Drive

Roslin | Midlothian | EH25 9BF

Impressive three bedroom detached villa quietly positioned within a sought-after modern development in the historic village of Roslin. Close to reputable schooling, excellent local amenities and convenient transport links, the property is ideally suited to professionals and growing families seeking contemporary living in a desirable setting.

-  3 bedrooms
-  1 public room
-  2 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - B
-  Council Tax Band - E



Description

A welcoming entrance hallway sets the tone for the bright and well-presented interior. The front-facing lounge is light and airy, offering a comfortable space for relaxation and benefiting from a handy understairs storage cupboard. To the rear, the stylish kitchen is fitted with a range of integrated white goods and enhanced by mood-setting under-unit lighting. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen flows through to a practical utility room, providing space for additional appliances and a further access point to the garden. Off the utility room is a convenient two-piece WC. The upper level hosts three well-proportioned bedrooms. The generously sized principal bedroom features a walk-in closet and a smart en-suite shower room finished with partial tiling and a heated towel rail. Bedroom two is a large double offering fitted cupboards along with ample space for freestanding furniture. Bedroom three is another comfortable double to the rear, allowing flexible use as a guest room, nursery or home office. Completing the accommodation is a sleek family bathroom fitted with a shower over bath, partial tiling and a heated towel rail.



Further benefits include gas central heating, double glazing and four solar panels.

The development is factored by Ross & Liddell, with fees to be confirmed.

Gardens & Parking

Externally, the property benefits from well-maintained private front and rear gardens. The front garden is laid to lawn, while the rear garden is of generous size and features a newly installed patio area (Spring 2025), raised planting beds and a separate decking area, ideal for outdoor entertaining. For the car owner, a single driveway and single garage provide excellent off-street parking and storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





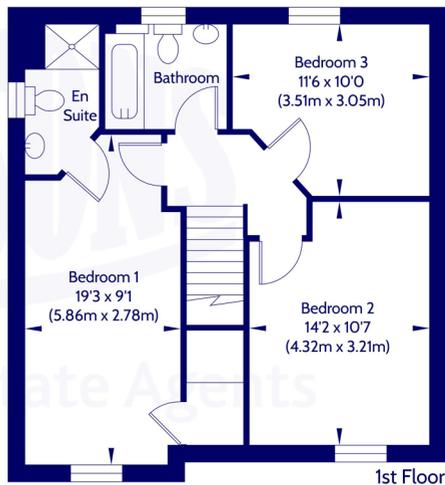
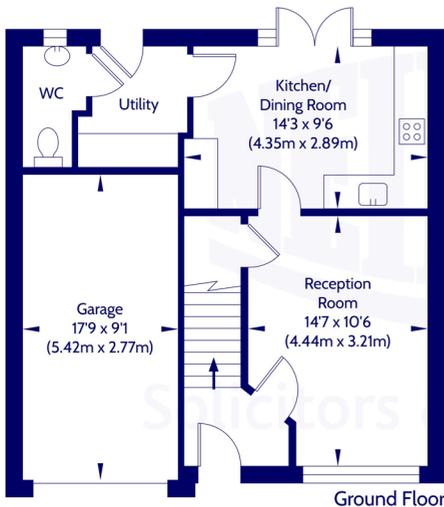
Location

Lawson Johnston Drive is peacefully located in the sought after historical village of Roslin, some 8 miles from Edinburgh's City Centre, the popular Midlothian village provides an attractive rural location, yet with amenities and facilities serving every day needs. A further range of shopping can be found at the nearby Straiton Retail Park providing many high street-named shops and services including a 24hour Asda's supermarket, Sainsburys and Marks & Spencer's Food Outlet. The City Centre is also within easy reach by way of a good public transport service. The City of Edinburgh Bypass is within a short drive linking the A1 to the East and M8/M9 motorway networks to the West, offering a great location for the commuter. Recreational facilities in the area include Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park and the Pentland Hills offering lovely walks. The property is also conveniently placed for Midlothian Snowsports Centre.





Approx. Gross Internal Floor Area 94 Sq M / 1014 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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- [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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