



Solicitors & Estate Agents



Offers Over
£300,000

94 Penicuik Road

Roslin | Midlothian | EH25 9NQ

This beautifully presented link-detached house enjoys a peaceful setting within the picturesque Midlothian village of Roslin, offering a wonderful blend of village living, generous accommodation and excellent outdoor space. Positioned to take full advantage of a lovely open outlook, the property is ideally suited to families, couples or those seeking a spacious home within a desirable community, while remaining within easy reach of Edinburgh and surrounding areas.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is approached via a welcoming entrance porch, leading into a bright and spacious hallway with access to the principal rooms. The impressive living room provides a comfortable and inviting space, featuring a charming log burner which creates a warm focal point and is ideal for relaxing evenings. A separate dining room offers excellent versatility, providing ample space for family dining, entertaining guests or use as a home office/snug if required. The stylish fitted kitchen has been thoughtfully designed with a modern range of wall and base units, providing excellent storage and workspace, while also offering a practical and contemporary environment for everyday cooking. Additional benefits on the ground floor include a large storage cupboard and a convenient WC. Upstairs, the property offers three generously sized double bedrooms, providing excellent flexibility for families, guests or those requiring additional workspace. Two of the bedrooms benefit from built-in storage, helping to maximise practicality, while the modern bathroom is fitted with a three-piece suite and shower over the bath.



Extras

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

Gardens, Garage & Driveway

Externally, the property continues to impress with beautifully maintained gardens to both the front and rear. The private rear garden has been landscaped to create an attractive outdoor retreat, featuring a decking area, pond and a bar, which will be included within the sale and provides the perfect space for entertaining during the warmer months. A driveway provides convenient off-street parking and leads to a carport and single garage, offering additional storage or parking options.

Viewing

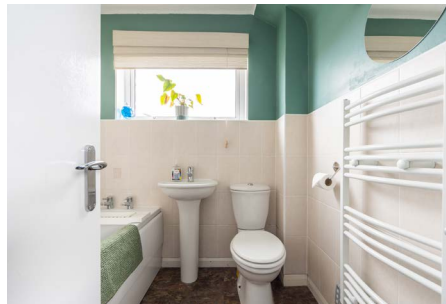
By appointment through Neilsons (0131 625 2222).





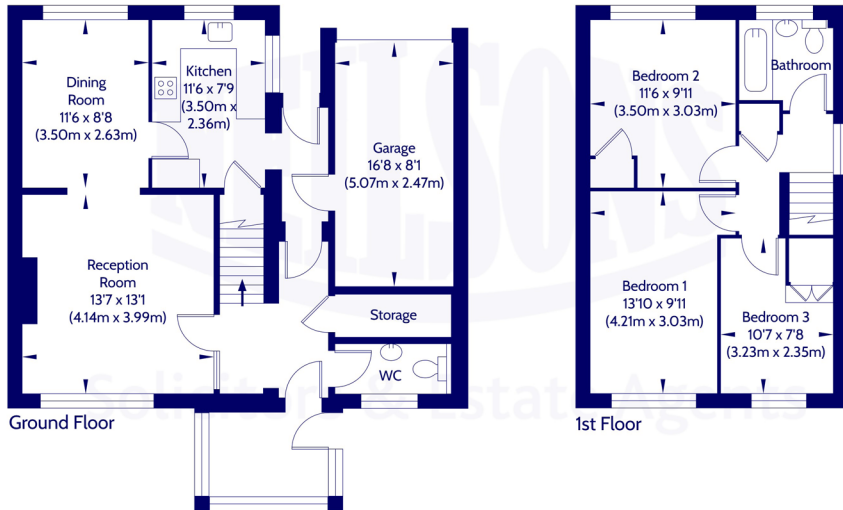
Location

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 and facilities. 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. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.





Approx. Gross Internal Floor Area 98.09 Sq M / 1056 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

