

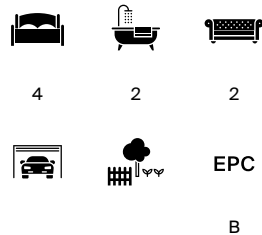


THE ARRAN

The Village, Rosslynlee, Edinburgh, EH25



A BEAUTIFULLY BALANCED FAMILY HOME
OFFERING SPACE, STYLE AND COUNTRYSIDE
TRANQUILLITY NEAR EDINBURGH.



Local Authority: Midlothian Council

Council Tax band: TBC

Tenure: Freehold

Offers Over: £500,000



DESCRIPTION

A wonderful opportunity to acquire The Arran, a well proportioned four bedroom family home, designed with modern living firmly in mind and set within a charming rural village on the outskirts of Edinburgh. This attractive home balances contemporary open-plan living with practical family spaces, offering flexibility, comfort and an enviable countryside setting while remaining within easy reach of the city.

At the heart of the home is a bright and spacious open-plan kitchen, living and dining area, thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen is fitted with sleek Leicht cabinetry, matt doors and coordinating laminate worktops, complemented by integrated Siemens and Neff appliances, including an induction hob and eye-level oven. Under cabinet LED lighting, soft closing drawers and carefully positioned sockets enhance both functionality and finish.





This sociable space flows seamlessly, while a separate lounge provides a quieter retreat. A guest WC and a well-appointed utility room further enhance day-to-day practicality.

Upstairs, the property offers four generously sized bedrooms, each finished in a neutral, modern palette. The principal bedroom benefits from a stylish en suite featuring Villeroy and Boch sanitaryware, Hansgrohe fittings, contemporary wall and floor tiling and a walk-in shower. The family bathroom and additional en-suite continue this high standard, with chrome heated towel rails and quality finishes throughout. Fitted wardrobes to selected bedrooms and designer radiators to the main living areas add further comfort and convenience.

The home is well equipped for modern living, with BT fibre-optic broadband, TV points to principal rooms and selected sockets with USB connections. Energy efficiency has been carefully considered, with a B-rated EPC, air-source heat pump, solar panels and high levels of insulation, combined with modern UPVC anthracite windows and double glazing to ensure year-round comfort.





Externally, The Arran continues to impress with a detached garage, a generous private driveway and a well-proportioned garden, ideal for outdoor dining, relaxation or family play. Stone detailing and natural slate roofing enhance the principal elevation, while private gardens create a sense of seclusion.

Nestled in the heart of the Edinburgh countryside, this picturesque village offers a peaceful rural setting with convenient access to Edinburgh city centre. The Village brings beautiful architecture and lush rural surroundings together to create a setting that feels both peaceful and refined.

LOCATION

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 cafés, pubs, and everyday services, while larger supermarkets and retail options are within a 15-minute drive.

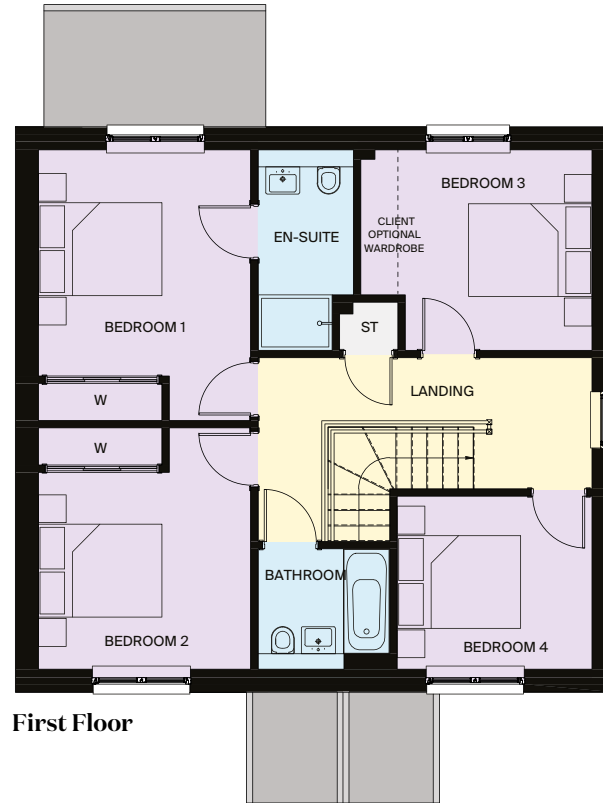
For outdoor activities, Roslin Glen provides walking, cycling, and running routes, and the historic Rosslyn Chapel is close by. Families will also find play parks and sports facilities such as Hillend dry ski slope.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Ground Floor

Lounge	4.82 x 3.45m	15' 8" x 11' 2"ft
Family	5.80 x 8.26m	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	3.91 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' 9"ft
Bathroom	2.19 x 1.95m	7' 1" x 6' 4"ft

Approximate Gross Internal Area
162.43 sq m | 1748 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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