



warners
for sale
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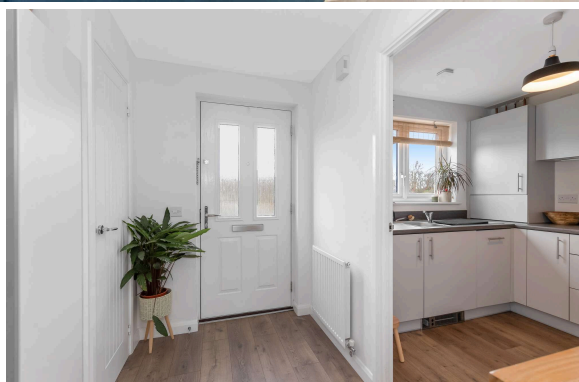
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29 Merricks Avenue
ROSLIN | EH25 9AX

warners
solicitors & estate agents



29 Merricks Avenue

ROSLIN | EH25 9AX

Warners are delighted to present this impressive three-bedroom semi-detached home, forming part of a desirable modern development on the outskirts of Roslin, enjoying views towards the Pentland Hills. Beautifully presented, the property offers stylish, well-proportioned accommodation and is ideally suited to first-time buyers, couples and young families seeking a modern home in a convenient setting. The ground floor is thoughtfully arranged for contemporary living, with a welcoming entrance hallway & convenient WC. To the front, the kitchen is well-equipped with a range of fitted units and ample workspace, combining both practicality and style. To the rear, the spacious living and dining room provides an excellent setting for both relaxing and entertaining, leading directly onto the rear garden, allowing natural light to flood the space. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, alongside two further rooms which provide flexibility for family living, guests or home working. A family bathroom completes the accommodation, fitted with a stylish three-piece suite and shower over bath. Externally, the enclosed rear garden is laid to lawn with a patio area, creating space for outdoor dining and entertaining, while a garden shed provides useful storage. The property further benefits from two allocated parking spaces, solar panels and a partially floored loft with ladder access. The location offers the perfect balance of convenience and lifestyle, with excellent transport links into Edinburgh, easy access to the City Bypass and proximity to the beautiful open spaces of Roslin Glen and the Pentland Hills. Combining modern interiors, outdoor space and a sought-after setting, this superb home represents an excellent opportunity, and early viewing is highly recommended.

Main Accommodation

- Welcoming entrance hallway with ground floor WC
- Modern fitted kitchen with integrated appliances
- Bright and spacious living/dining room with patio doors to rear garden
- Principal double bedroom
- Two further well-proportioned bedrooms
- Contemporary family bathroom with three-piece suite
- Fully enclosed rear garden laid to lawn with patio area and shed
- Two allocated parking spaces
- Gas central heating, double glazing & roof-mounted solar panels
- Partially floored loft with ladder access for additional storage

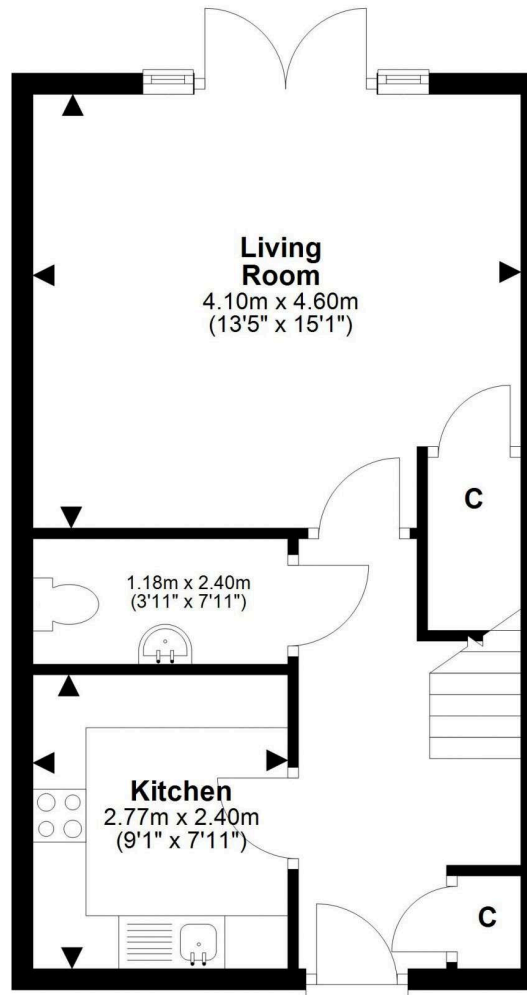
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



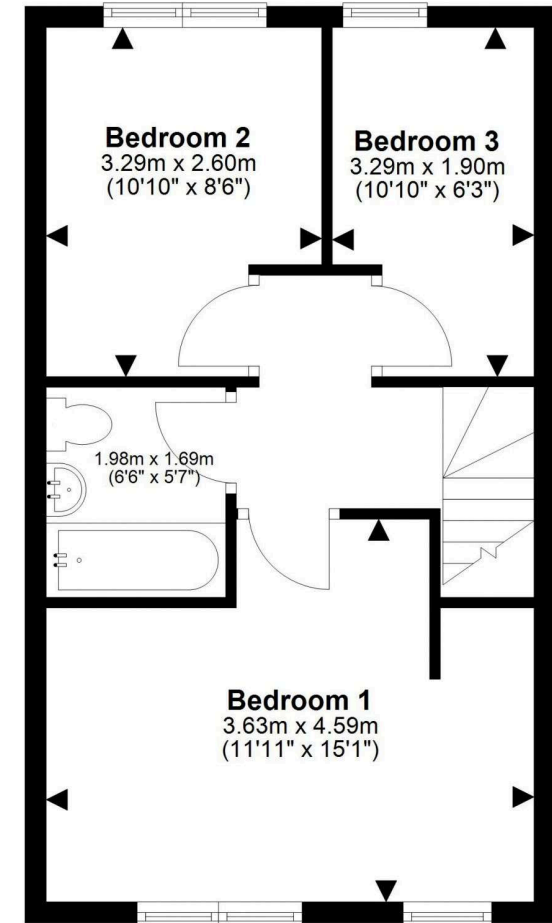
All integrated kitchen appliances will be included in the sale of the property along with TV unit & garden shed. EPC: B. CT: E. Factoring: Hacking & Paterson Approx. £70 P/Y + £70 Float.

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.