



70 Lawson Johnston Drive
ROSLIN | EDINBURGH | EH25 9BF


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Immaculately presented terraced townhouse villa nestled within a highly regarded modern development in the picturesque village of Roslin. Set over three levels, this generous and bright accommodation offers contemporary family living surrounded by the scenic Midlothian countryside and situated less than eight miles from Edinburgh city centre, the home enjoys a peaceful yet well-connected setting with excellent local amenities close at hand. Set over three levels, the property is finished to an exceptional standard and presented in true move-in condition.

Upon entering, you are welcomed by a hallway which gives access to the lovely front facing living room and the upper levels. The modern fitted dining kitchen is beautifully appointed and gives access to the sunny enclosed rear garden and utility room with wc. On the first floor are two generous double bedrooms and a family bathroom with mains shower and a deep bath. The upper level boasts a principal suite with Velux windows, large fitted mirrored wardrobes and a contemporary en-suite shower room. This stunning property further benefits from gas central heating, double glazing and solar panels and early viewing is recommended to fully appreciate the standard of accommodation on offer.

- Immaculately presented and bright terraced town house villa
- Spacious front facing lounge
- Beautifully appointed fitted dining kitchen with direct access to enclosed rear garden, utility room and wc
- Stunning principal top floor suite with fitted wardrobes and en-suite shower room
- Two further double bedrooms
- Gas central heating, double glazing and solar panels

Council tax E, energy rating B

Factor fee - Ross and Liddle, £27.50 per month approximately, with an initial floating fee of £50

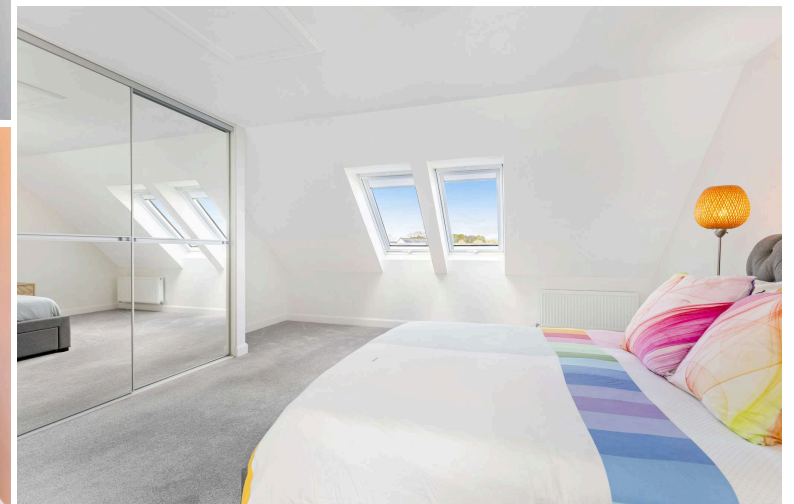
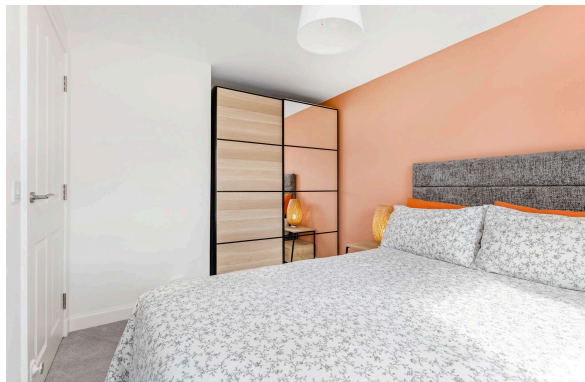
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

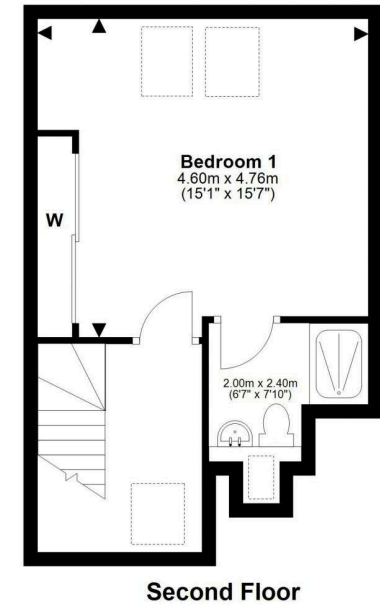
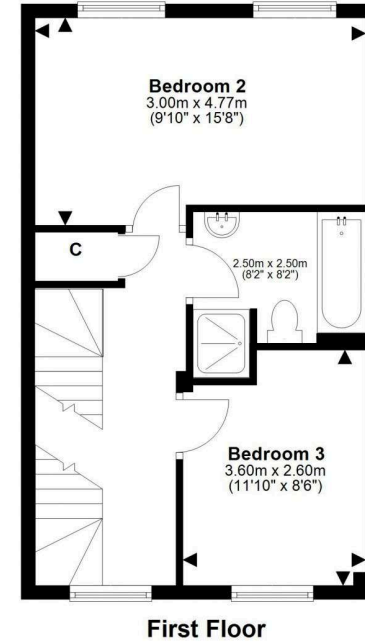
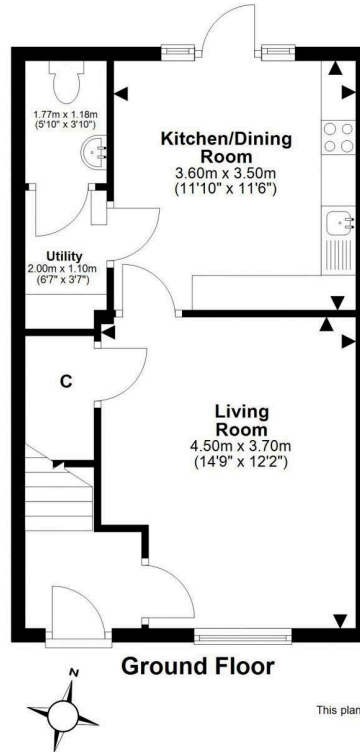


The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand 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.

All light fittings, fixtures and integrated kitchen appliances are included in the sale of the property.

The chaise lounge, wardrobe on first floor and shed are available through separate negotiation.





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.