



13 Comyn Drive
ROSLIN | MIDLOTHIAN | EH25 9AW


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Beautifully presented four bedroom detached home. The property is well situated in the popular, family friendly area of Roslin. This home is in walk in condition and has been well looked after throughout, with a modern interior.

Set in a manicured, luxury estate in the charming village of Roslin, this property features a driveway, garage and front and back gardens. This home is offered to the market in true move-in condition and would make an ideal family home in a tranquil setting. The accommodation comprises welcoming entrance hallway, bright living room, high spec fitted kitchen with attractive units, generous dining space and French doors to the rear garden. The kitchen includes dishwasher, washing machine, fridge/freezer, double oven and gas hob and fan. The downstairs living space is completed by both a useful W/C. Following up a wide staircase, the upper landing benefits from four double bedrooms, the spacious master bedroom with built in storage and elegant en-suite shower room. Three additional double bedrooms, with a Jack and Jill shower room between two of the bedrooms, the home is completed by a stylish family bathroom with bath and W/C. Externally the fully enclosed rear garden is well maintained and has great views over the trees.

- Welcoming hallway
- Bright living room and separate kitchen/dining room
- Downstairs WC
- Four double bedrooms
- Master bedroom with en-suite shower room and separate family bathroom
- Garage and driveway
- Front and back gardens
- Gas central heating and double glazing

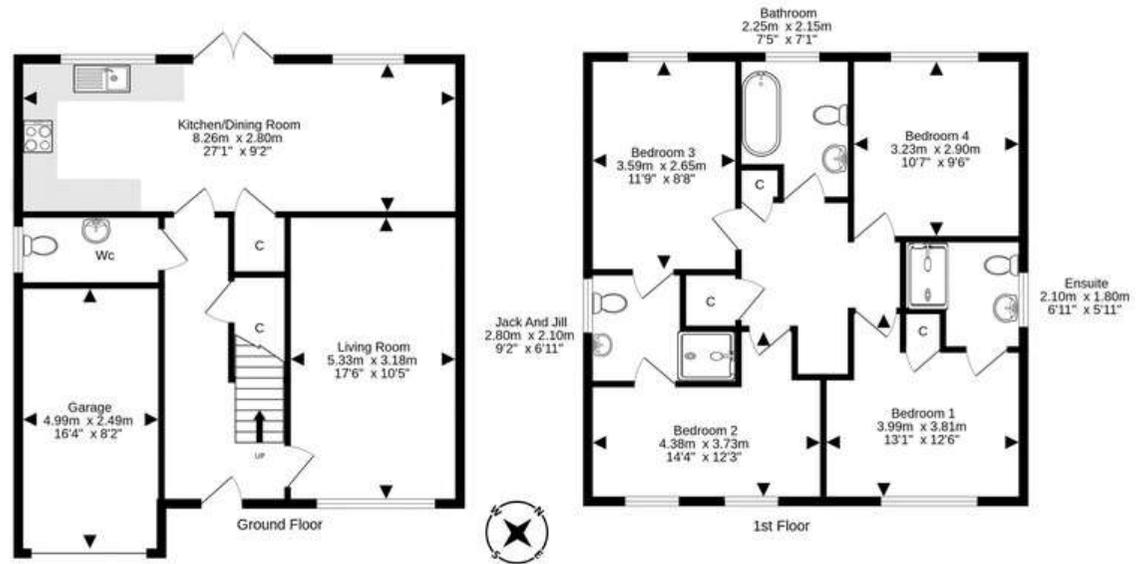
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All carpets, blinds and integrated kitchen appliances will be included in the sale. EPC Rating B.

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 close by. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplex 02023