



lindsays

54 Penicuik Road, Roslin
Midlothian, EH25 9LH

"A beautifully presented and sympathetically extended four bedroom semi-detached house"

- Well-presented semi-detached house
- Charming position in Roslin
- Elegant sitting room with bay window
- Superb kitchen extension
- Dining room
- Conservatory
- Four bedrooms
- Bathroom
- Shower room
- Gas central heating
- Double glazed throughout
- Off street parking
- Large garden

EPC Rating D

OFFERS OVER £420,000



Description

A beautifully presented and sympathetically extended four bedroom semi-detached house. The property sits on the southern edge of the charming village of Roslin and enjoys open and far reaching views across farmland to the west. The house is accessed via a traditional vestibule into a welcoming hallway. To the front is an elegant sitting room with box-bay window, wooden flooring and feature fireplace. To the rear is the fourth bedroom and the dining room. Off the dining room is a lovely conservatory with direct access to the spacious garden. Also off the dining room is a superb extension housing a stylish, contemporary kitchen. This well-equipped kitchen with underfloor heating features an island unit as well as integrated steam oven, electric oven, warming drawer, induction hob, fridge/freezer, dishwasher and washing machine. Completing the ground floor accommodation is a useful shower room off the hallway. Upstairs are three further bedrooms (one currently utilised as a study) as well as the large family bathroom with bath and separate shower cubicle. Externally the property benefits from off-street parking and a large and well-maintained garden with shed.

Area

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 quiet semi-rural location. There are a few local shops on hand, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. 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.

Viewing

By appointment contact Lindsays 0131 229 4040



Penicuik Road,
Roslin, EH25 9LH



Approx. Gross Internal Area
1831 Sq Ft - 170.10 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.