

# Plot 112 Huntly

BARONS DRIVE, ROSLIN, MIDLOTHIAN, EH25 9AL



*ST CLAIR MEWS IS A DEVELOPMENT  
OF 3 AND 4 BEDROOM HOMES*



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**5% DEPOSIT PAID OR  
PART EXCHANGE**



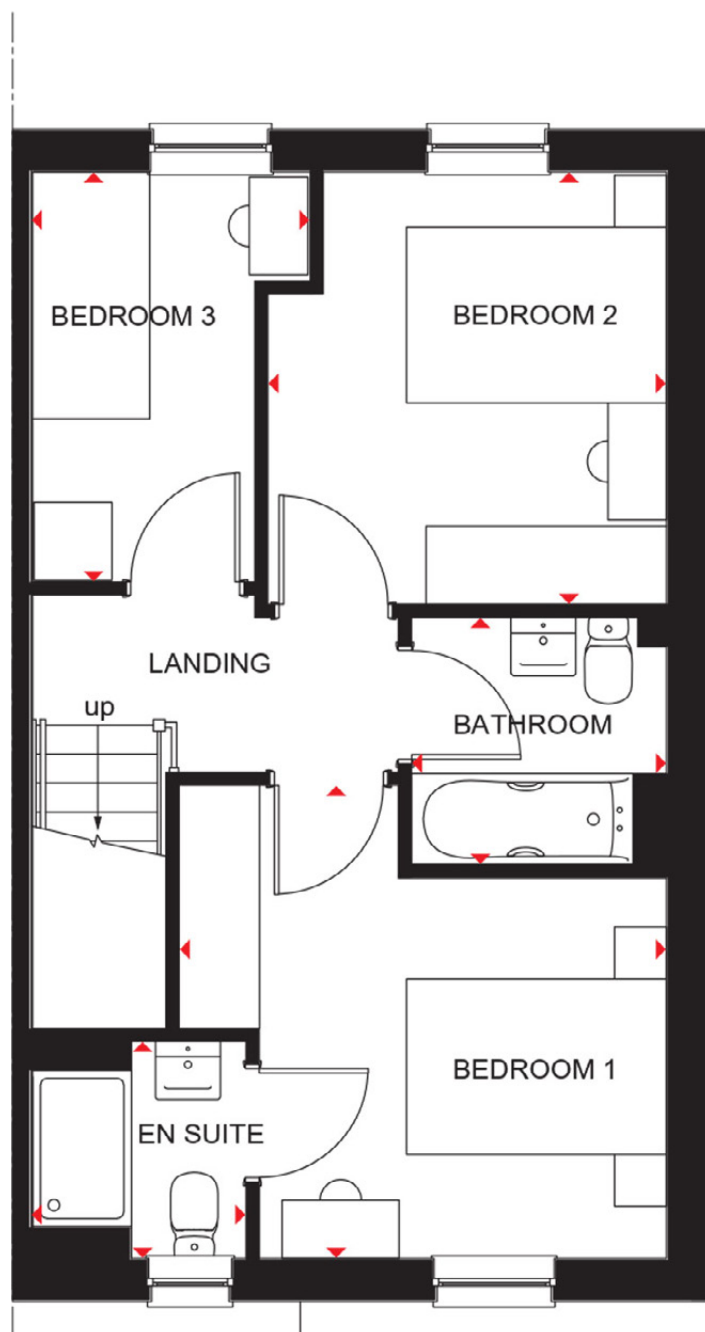
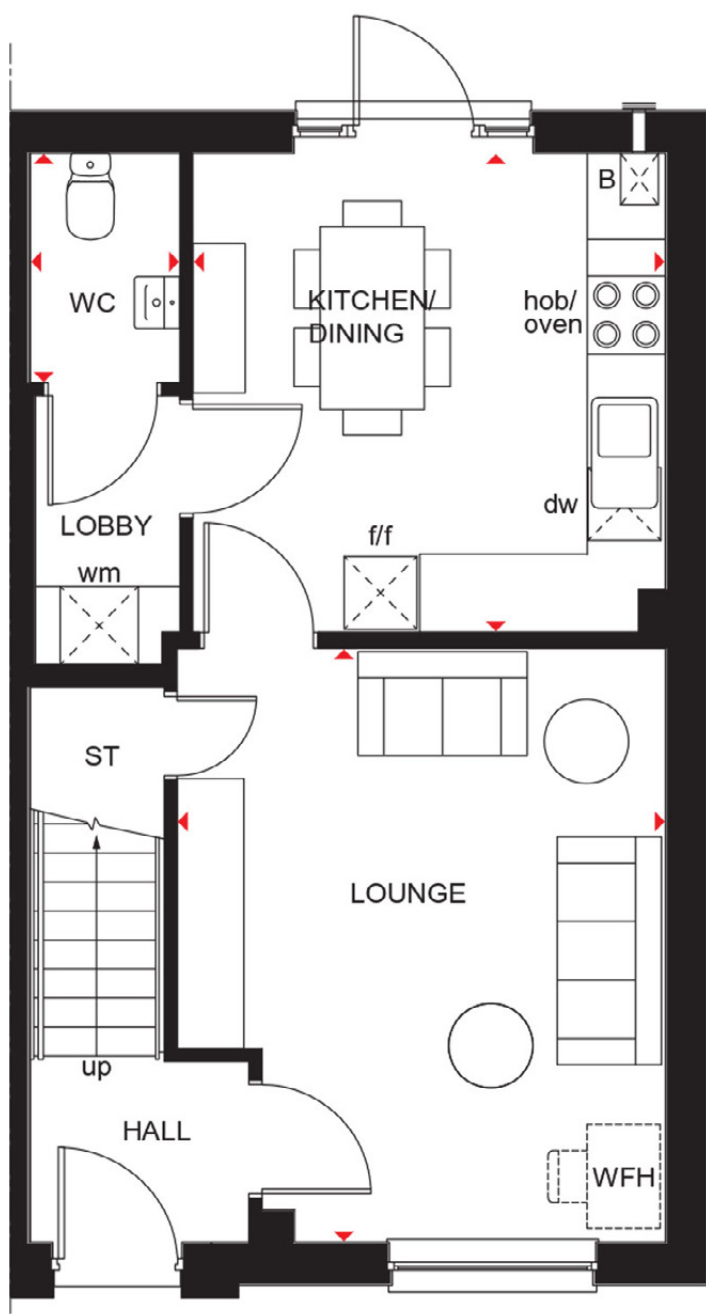
The Huntly is designed as a comfortable family home. The front-aspect lounge is a spacious hub and connects to the bright kitchen/dining room, which opens onto the south facing back garden. A functional lobby with utility space and WC is located just off the kitchen.



Upstairs are two generous double bedrooms, the main with en-suite shower room, as well as the family bathroom. The third bedroom is a flexible space that could easily double as a guest room or study.







#### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	3.68m (12') x 3.63m (11'10")
Lounge	4.56m (14'11") x 3.75m (12'3")
WC	1.76m (5'9") x 1.15m (3'9")
Bedroom 1	3.75m (12'3") x 3.64m (11'11")
En-suite	1.64m (5'4") x 1.67m (5'5")

Bedroom 2	3.33m (10'11") x 3.07m (10')
Bedroom 3	3.15m (10'4") x 2.13m (7')
Bathroom	1.96m (6'5") x 1.90m (6'2")

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>



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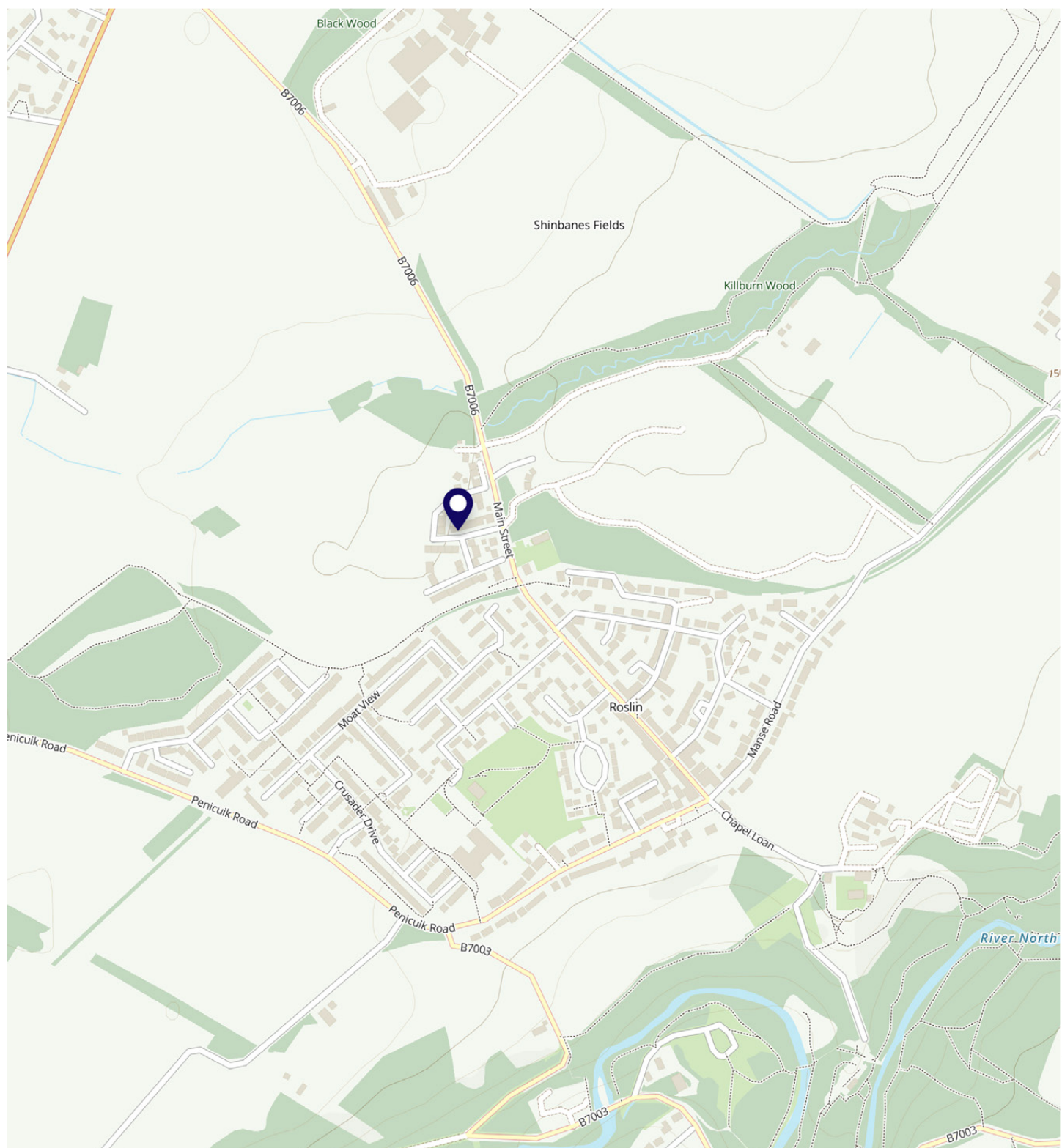
Located just in the picturesque town of Roslin in Midlothian, surrounded by idyllic countryside with great commuter links, St Clair Mews is a development of 3 and 4 bedroom homes just 7 miles from Edinburgh city centre.

The countryside is on your doorstep with picturesque walks and the beautiful scenery of Roslin Glen Country Park, not to mention historic locations such as the famous Rosslyn Chapel. There are plenty of local sought-after amenities within the Roslin community including well-regarded schools nearby. There is a good range of local shops and a wider range at the nearby retail complex at Straiton, one of Scotland's few IKEA stores is also available in this location and its all within a ten-minute drive from the property

For commuters, the development is situated near the Edinburgh City Bypass which will connect you to other main road links for those travelling to locations across the central belt and beyond, such as the M8, M9 and M90.

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## The Location



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