

88 Penicuik Road

ROSLIN, MIDLOTHIAN, EH25 9NQ



*Three bedroom semi detached house
in an ever popular area*



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McEwan Fraser Legal is delighted to present this generous three-bedroom semi-detached house to the market. Presented in excellent order and set on a generous plot with good sized front and large rear gardens, the property would make a lovely family home.

THE KITCHEN



Internal accommodation is very flexible and there is scope to put a real stamp on it. A welcoming kitchen that overlooks the front garden, is the real heart of the house. With plenty of storage, it is sure to go down a treat with any aspiring chef.

THE LOUNGE

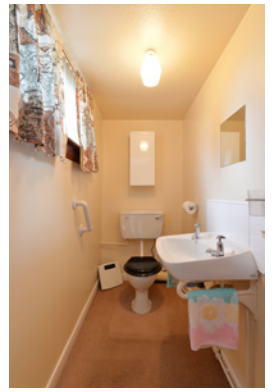


The reception/dining has been opened into the main living which gives a lovely flow to the entertaining space. A downstairs WC and more storage, completes the accommodation on this level.



THE DINING ROOM





Upstairs, there are two well proportioned double bedrooms which both have plenty of space for a full range of bedroom furniture.. The third single bedroom could also be set up as a handy home office. Finally, the accommodation is completed by a family bathroom with a mains shower over the bath.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

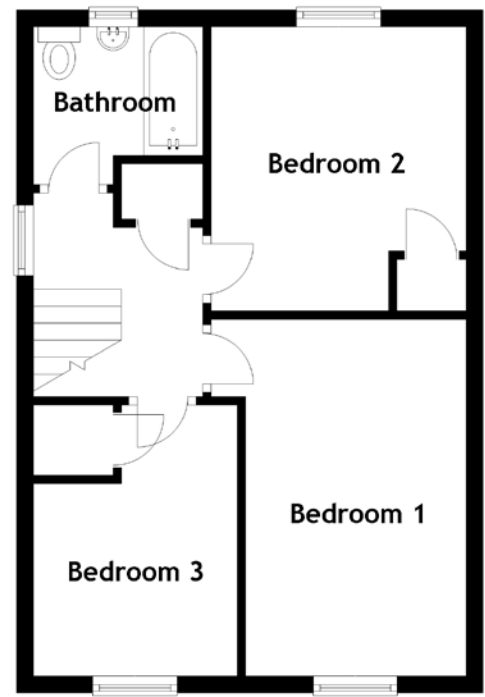
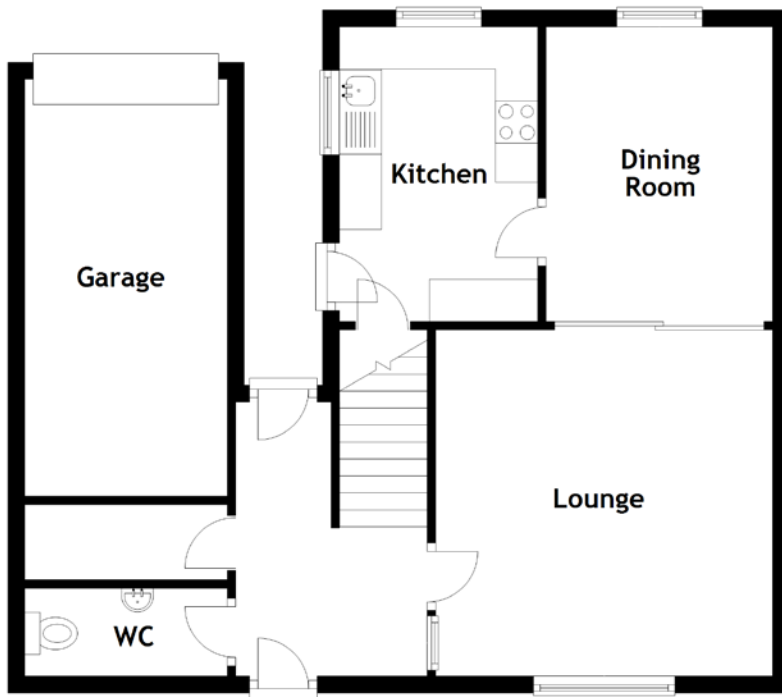


This is a lovely property that has fantastic long term potential and viewing is highly recommended.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.99m (13'1")
Dining Room	3.49m (11'5") x 2.68m (8'10")
Kitchen	3.49m (11'5") x 2.35m (7'9")
WC	2.40m (7'10") x 1.04m (3'5")
Bedroom 1	4.12m (13'6") x 3.02m (9'11")

Bedroom 2	3.37m (11') x 3.02m (9'11")
Bedroom 3	3.21m (10'6") x 2.36m (7'9")
Bathroom	1.95m (6'5") x 1.52m (5')
Garage	4.94m (16'2") x 2.40m (7'10")

Gross internal floor area (m²): 86m²

EPC Rating: D



THE LOCATION

The property is situated in the picturesque village of Roslin, which is approximately five miles south of Edinburgh.





There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M and S food store and other high street names, one of Scotland's few IKEA stores is also available in this location and it's all within a ten-minute drive from the property. There are also a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel.

Roslin boasts a brand new primary school with two local high schools in nearby Penicuik. Regular bus services provide access to the city centre and beyond. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network.



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