

Plot 116 Glenbervie

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**



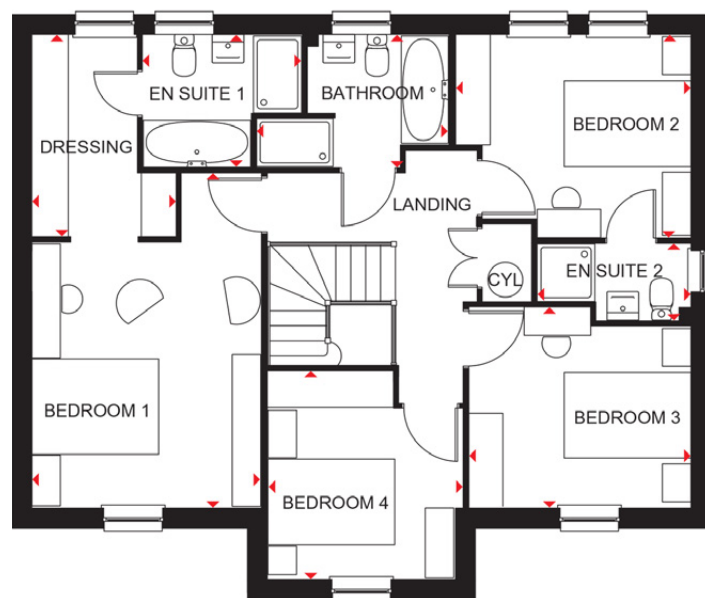
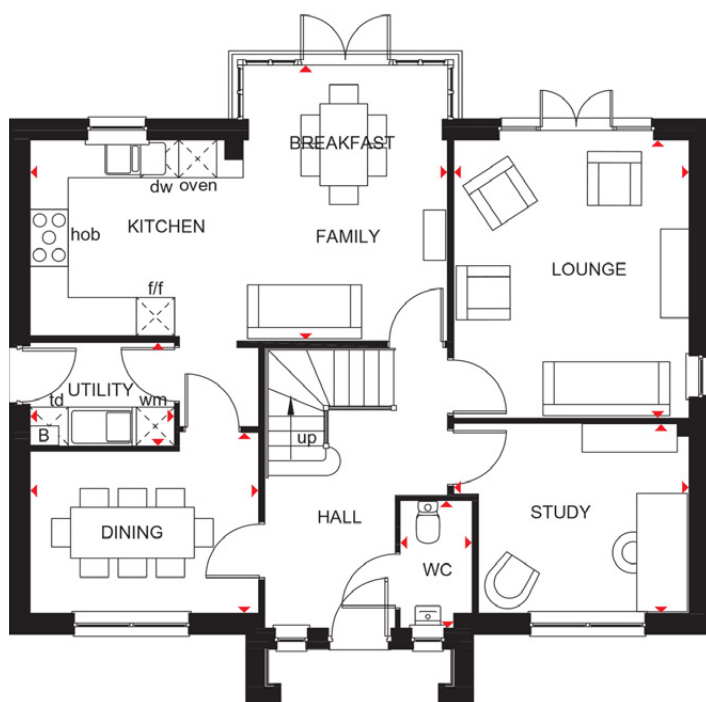
The Glenbervie is a four-bedroom family home, designed for luxury living. With an open-plan kitchen dining/family area, utility and walk-in glazed bay with French doors to a fully turfed back garden, this home is ideal for entertaining. Downstairs also features the large living room with French doors, a separate dining room and study - perfect for working from home.

Upstairs you'll find the main bedroom with en suite and dressing area - three further double bedrooms - and a family bathroom with separate shower. This home is complete with a detached double garage.









Approximate Dimensions
(Taken from the widest point)

| | |
|----------------|--------------------------------|
| Kitchen/Family | 6.57m (21'6") x 4.35m (14'3") |
| Lounge | 4.38m (14'4") x 3.70m (12'1") |
| Dining | 3.59m (11'9") x 2.85m (9'4") |
| Study | 2.98m (9'9") x 3.70m (12'1") |
| Utility | 2.26m (7'5") x 1.60m (5'3") |
| WC | 2.00m (6'6") x 1.11m (3'7") |
| Bedroom 1 | 3.61m (11'10") x 5.27m (17'3") |
| En-suite | 2.09m (6'10") x 2.50m (8'2") |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 3.71m (12'2") x 3.20m (10'5") |
| En-suite | 2.43m (7'11") x 1.21m (3'11") |
| Bedroom 3 | 3.49m (11'5") x 3.16m (10'4") |
| Bedroom 4 | 3.29m (10'9") x 3.06m (10') |
| Bathroom | 3.01m (9'10") x 2.09m (6'10") |

Gross internal floor area (m²): TBCm²



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.

The Location



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Part
Exchange
Available



Text and description
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