



37 Comyn Drive
ROSLIN | EH25 9AW


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Beautifully presented three bed semi villa with a large fully enclosed garden, quietly situated in a sought after village setting close to open countryside and excellent transport links.

Viewing is essential to appreciate the great feeling of light and space within this stylish family home. The property is offered to the market in walk-in condition with many eye-catching features. The generous sized living room has space for relaxation and formal dining/entertaining, whilst the kitchen is a more relaxed eating area. Here, the contemporary fitted units provide more than ample storage space and there's a full range of appliances built-in. Upstairs are three double sized bedrooms, two of which benefit from built-in wardrobe storage, plus an en-suite facility off bedroom 1. Black matt finishing touches are on trend within the family shower-room. To the rear lies a fully enclosed garden which is safe for young children or pets, comprising a lawn and decked seating area. A handy utility area is fitted to the rear of the garage.

- Large living/dining room with French doors to garden
- Fully equipped breakfasting kitchen
- Three double sized bedrooms
- En-suite off principal bedroom
- Family shower-room
- Entrance hallway
- Downstairs WC
- Gas central heating
- Double glazing
- Solar panels
- Lovely private gardens
- Garage/utility area
- Drive

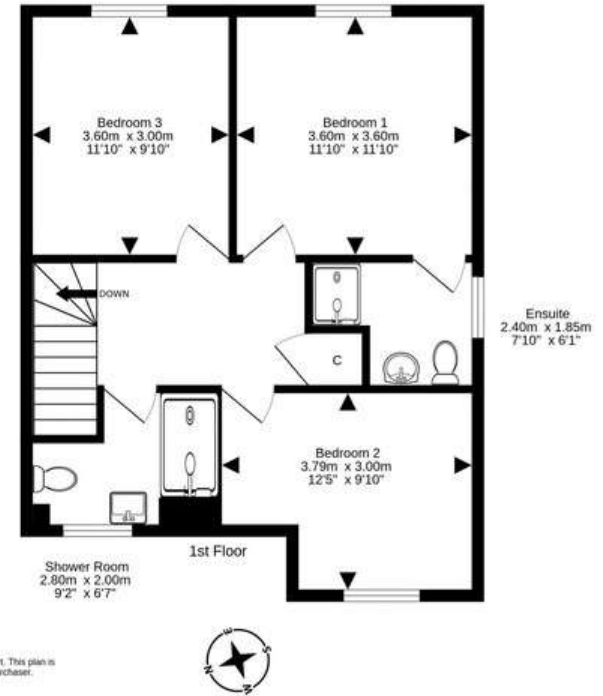
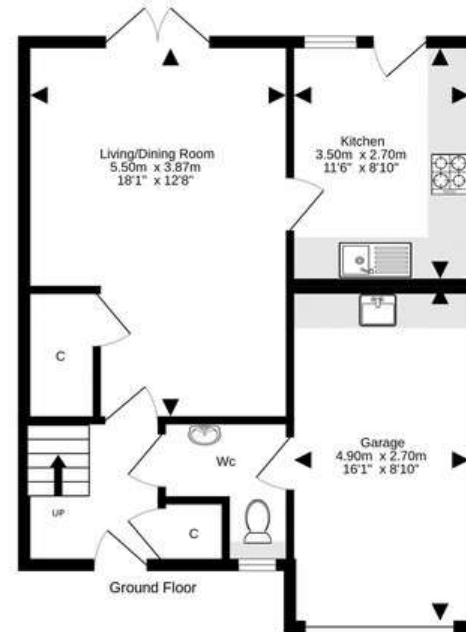
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All white goods will be included in the sale, as well as all blinds in the property. 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, or in nearby Penicuik. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. 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.
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