

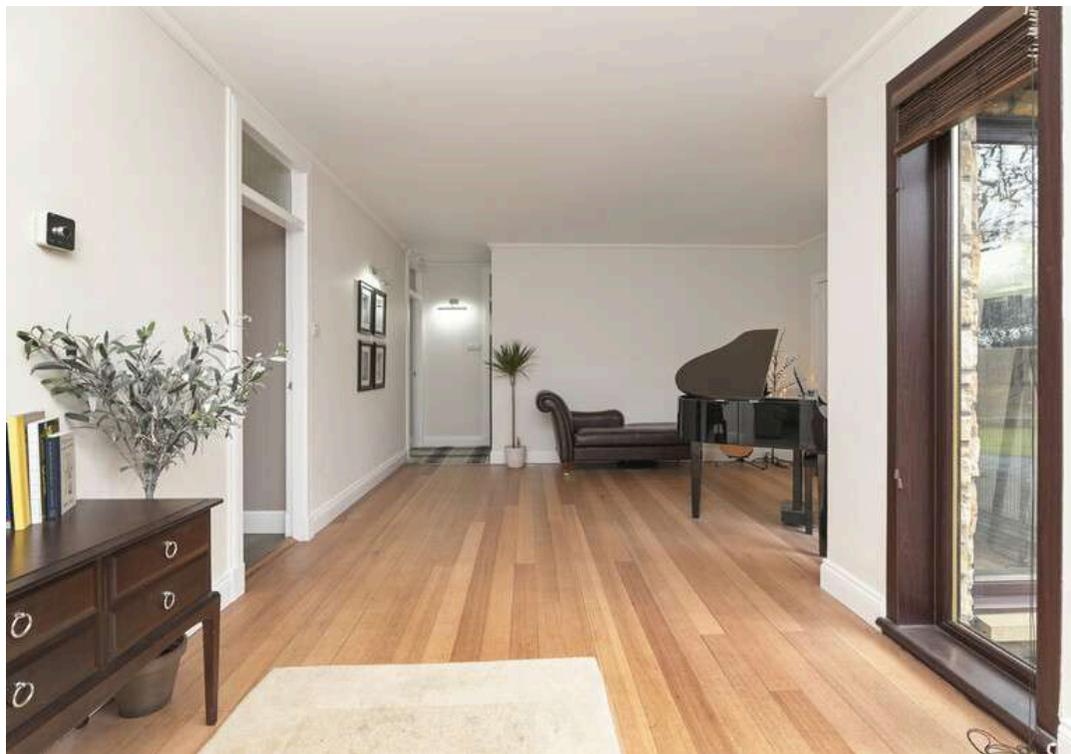
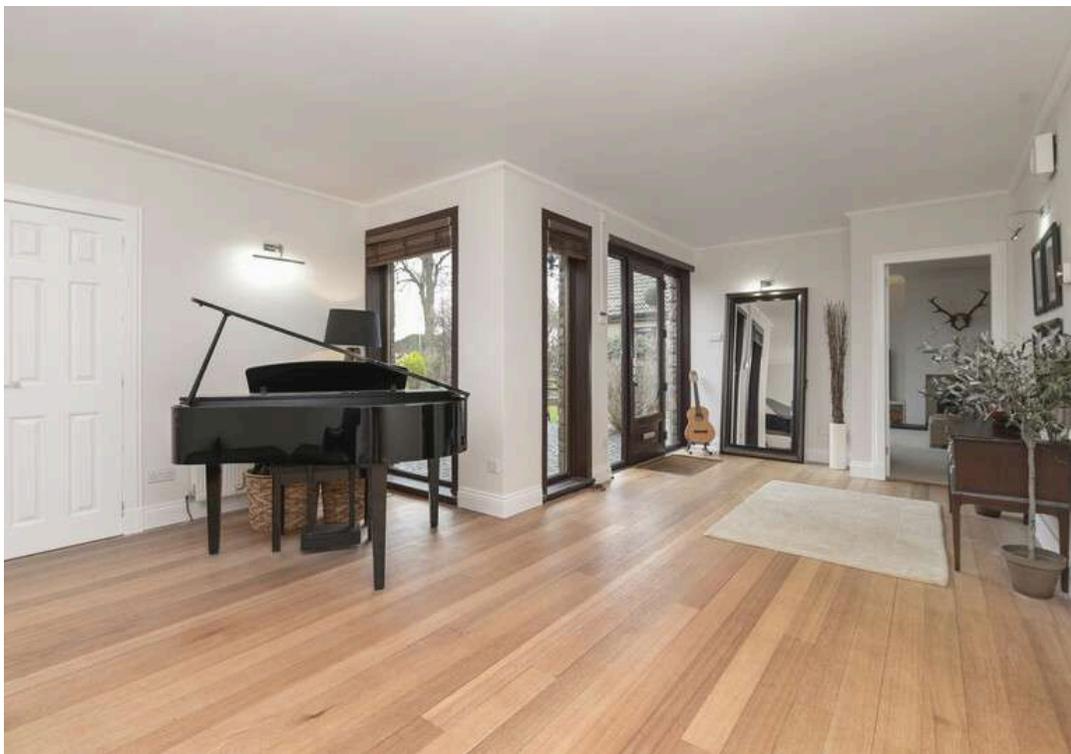




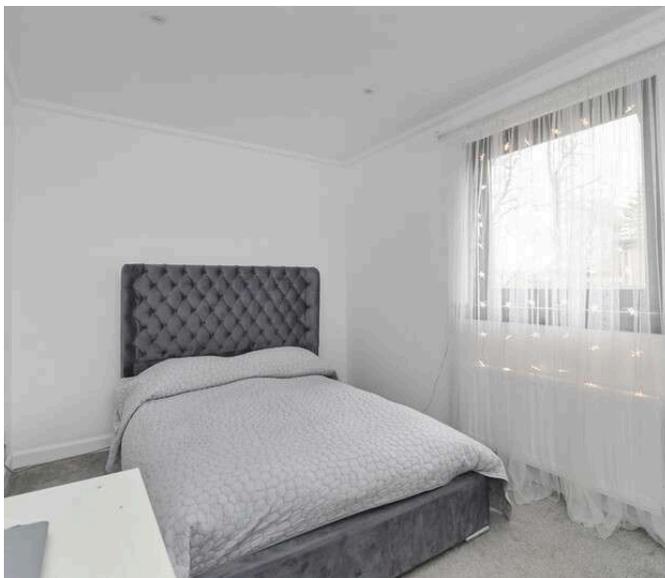
This stunning property is simply one not to be missed. Cobb's Lodge is a spacious detached bungalow set within a generous garden plot in the most sought-after and enviable location in the historic conservation village of Roslin, Midlothian. No expense has been spared to provide a modern extremely spacious contemporary interior with large reception hall, sitting and dining room, superb conservatory, stunning kitchen and utility room. The property boasts four double bedrooms, two of which are en-suite, and a lovely family bathroom. All this set within an extremely generous garden plot, providing off street parking for multiple cars via an electric gated driveway, beautifully designed garden grounds with various areas for relaxation and entertaining guests. The property is within close-proximity to all the amenities Roslin has to offer and is within easy reach of Straiton Retail Park, Costco, Ikea, a 24-hour Asda store, the City Bypass, and the Scottish road network. Viewing is by appointment through McDougall McQueen and should be made at your earliest convenience to avoid disappointment

- Large meet and greet reception hall with storage
- Spacious sitting and dining room with front facing window, patio doors to the rear garden, featuring a dual fuel log burning stove
- Stunningly designed fitted breakfasting kitchen with a range of quality units, Corian style worktops, inset sink, glass splashbacks, cooking island and breakfast bar with a host of quality built-in appliances including Bosch five ring induction hob with co-ordinating Bosch ovens. Integrated

- fridge, freezer, dishwasher and wine cooler
- Utility room with integrated washing machine, inset sink and a range of units and storage
- Large dwarf wall conservatory with electric roof blinds, power, light and heating
- Inner hallway with linen cupboard
- Main bedroom with triple front facing windows, walk-in wardrobes and dressing area







- En-suite bathroom with shower over the bath, folding shower screen, wc and sink with vanity unit
- Bedroom two with patio doors to the rear garden and built-in wardrobes
- Ensuite shower room with corner shower, wc and sink with vanity unit
- Double bedroom three with built-in mirrored wardrobes
- Double bedroom four with side facing window
- Beautifully designed, stunning family bathroom featuring a free-standing bath with floor mount tap and shower attachment, separate walk-in Mira shower with digitally controlled overhead raindrop shower and shower attachment, wc, sink and towel radiator
- Double glazing, gas central heating, and dual fuel log burning stove
- Surrounding fully enclosed mature garden grounds with various areas for relaxing and outside entertaining including a covered hot tub
- External power, lighting, outside tap and electric car charging point
- Electric gated driveway providing ample parking for several vehicles





## Location

Roslin is a picturesque and historic village quietly located approximately seven miles south of Edinburgh City Centre. This popular village has a strong community atmosphere. There are good local amenities which include a range of shopping facilities, post office, library, doctor and dental surgeries. A further selection of supermarkets and high street stores can be found at nearby Straiton Park including a Sainsbury's supermarket, Next, Ikea, Costco and a Marks & Spencer's food outlet. There is also a 24hr Asda within a short distance from the property. The local Primary school is within easy walking distance and the nearest high school is Beeslack High School which is accessed by school bus. A regular bus service operates to the City and surrounding areas and motorists have quick access to the City Bypass which in turn leads to all major road networks including the A1, M8 and M9 motorways while there is also easy access to Edinburgh Airport and the Forth Road Bridge. Local leisure facilities within the village include a bowling green, Glencorse Golf Course and close by is the Bush Estate along with the Roslin Glen and the Esk Valley which are popular places for country walks. Also, nearby is the Rosslyn Chapel, built in 1446 which is famed worldwide for the beauty of its carvings.

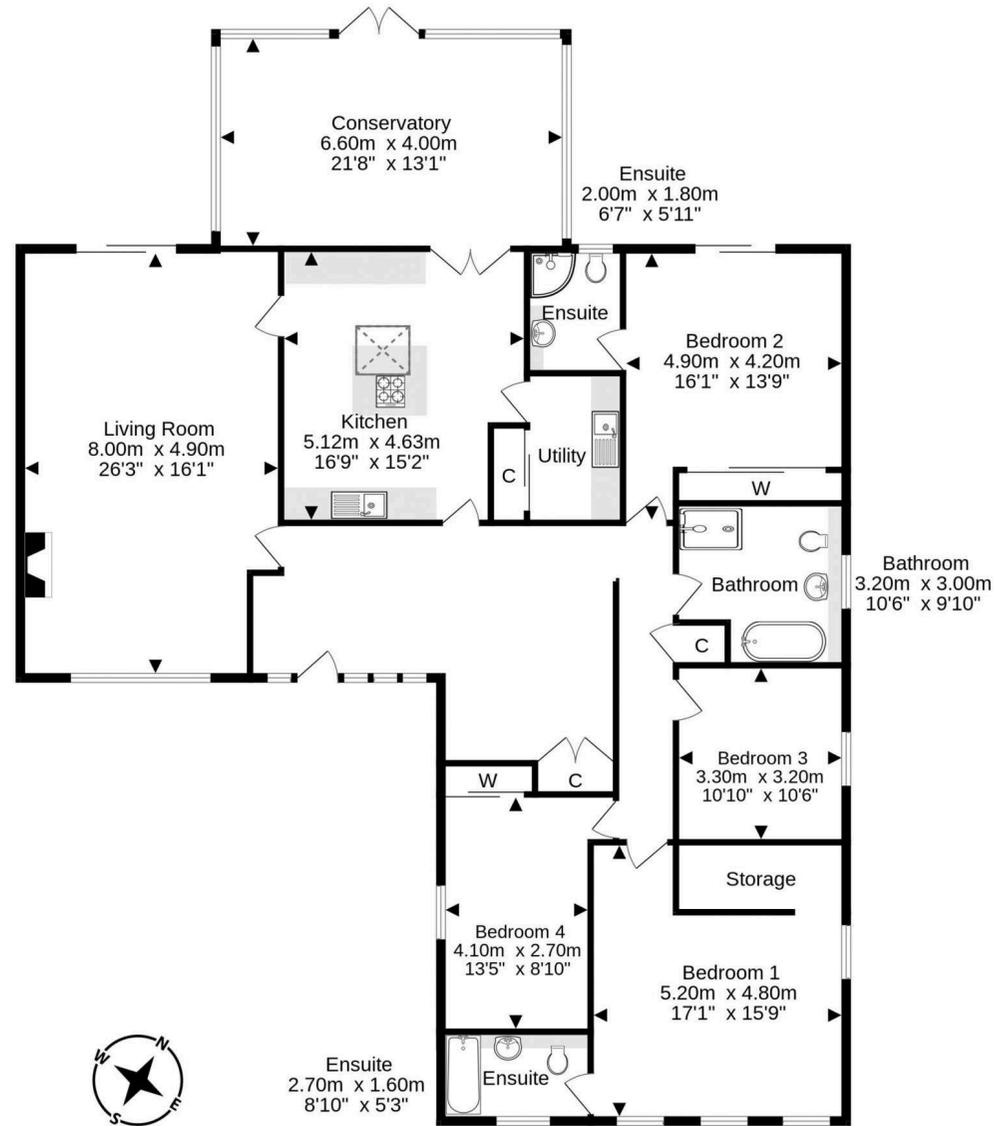
## Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and the hot tub. No warranty applies to any white goods or appliances included in the sale and these items are sold as seen. Other items may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



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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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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