

# 33 MERRICKS AVENUE

Roslin, Midlothian, EH25 9AX

**SEMI-DETACHED**

*house on the edge  
of Roslin*



PROPERTY NAME

33 Merricks Avenue

LOCATION

Midlothian, EH25 9AX

APPROXIMATE TOTAL AREA:

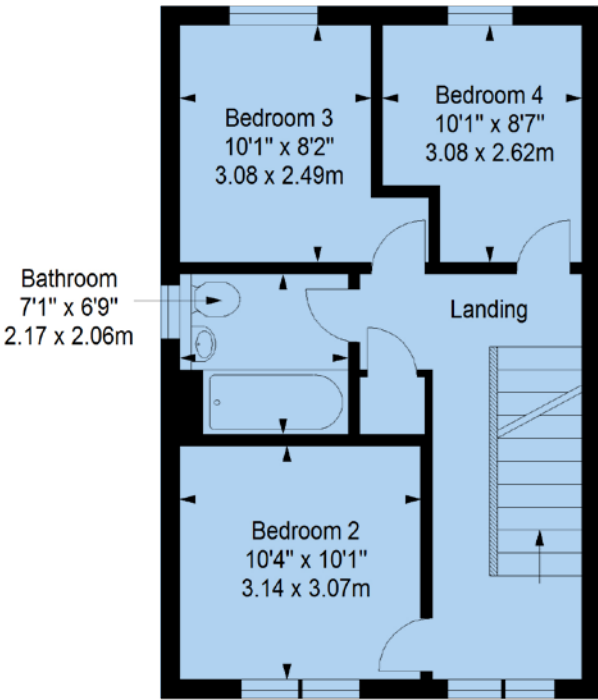
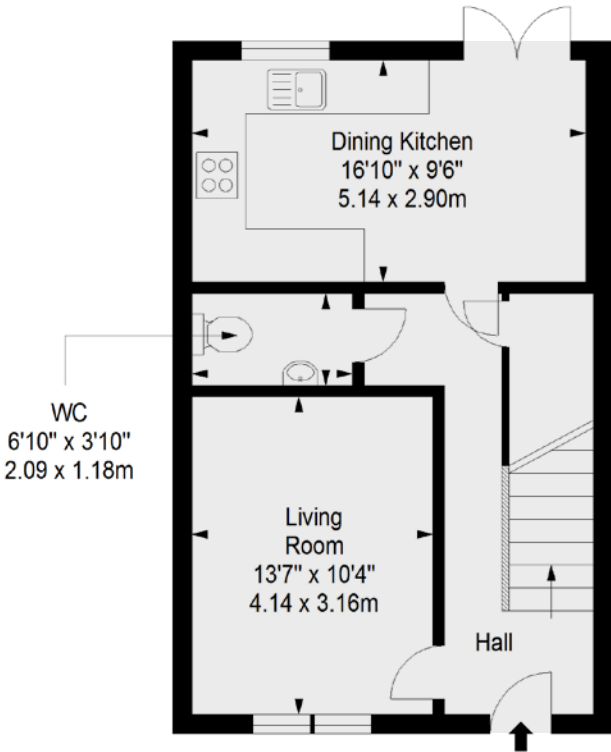
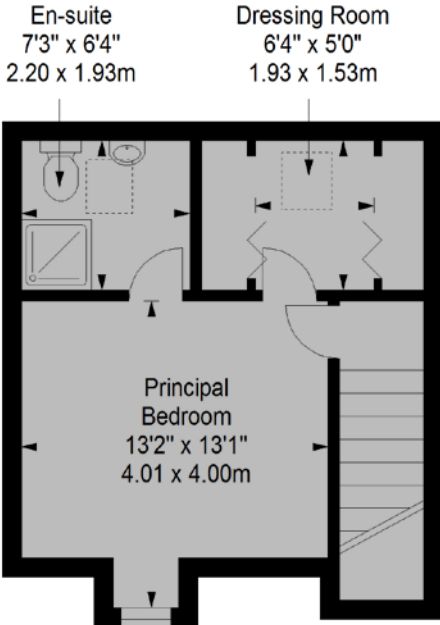
119.3 sq. metres (1284.2 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

SECOND-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



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You are invited inside by a hall (with built-in storage and a WC)...
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Sure to be a popular space in the home for socialising, the kitchen offers plenty of room for a dining table and chairs...
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The home offers four bedrooms, all well-proportioned doubles with their own unique, tasteful décor and plush fitted carpets...
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The principal bedroom's en-suite comprises a corner shower enclosure, a pedestal basin, and a WC...
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**Garden & parking**

Externally, the house is accompanied by spacious gardens to the side and rear, both predominantly laid to lawn...
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**Area**

Situated approximately seven miles south of Edinburgh city centre, the picturesque village of Roslin is cherished by locals and visitors alike...





  
33 MERRICKS  
AVENUE



# Welcome to 33 MERRICKS AVENUE

This semi-detached house forms part of a modern development in Roslin and boasts beautifully presented accommodation, including a living room, a dining kitchen, four bedrooms, an en-suite shower room, and a bathroom (plus a separate WC), as well as side and rear gardens and two allocated parking spaces.

## GENERAL FEATURES

Semi-detached house in of Roslin  
Part of a contemporary development  
Beautifully presented interiors  
EPC Rating - C | Council Tax band - E

## ACCOMMODATION FEATURES

Entrance hall with storage and WC  
Southwest-facing living room  
Well-appointed dining kitchen  
Principal bedroom with dressing room and en-suite  
Three further versatile double bedrooms  
Pristine family bathroom

## EXTERIOR FEATURES

Side and rear gardens  
Two allocated parking spaces



# IMMACULATE ENTRANCE

## Inviting you inside

This four-bedroom, one-shower room, one-bathroom semi-detached house is set within a sought-after modern development in Roslin, offering an ideal family home close to village amenities and surrounded by the picturesque Midlothian countryside, as well as being under eight miles from the heart of the capital.

The immaculate accommodation is apparent as soon as you walk through the front door, where you are invited inside by a hall (with built-in storage and a WC), presented with neutral décor and a fitted carpet.







## LIVING ROOM

**An elegant space  
in which to relax  
with family**

The living room is presented with on-trend sage green décor and herringbone flooring, with plenty of space for arrangements of lounge furniture. The room further benefits from a sunny southwest-facing aspect.









## DINING KITCHEN

Sociable kitchen & space for dining



Sure to be a popular space in the home for socialising, the kitchen offers plenty of room for a dining table and chairs, set against stylish wall panelling and next to French doors opening onto the rear garden, extending the space outdoors and ideal for alfresco dining and summer barbecuing. The kitchen is fitted with a wide range of cabinets and spacious worktops, offering excellent storage and workspace.





The dining kitchen is sure to be a popular space in the home for socialising





# TRANQUIL AND VERSATILE SLEEPING AREAS



**The home offers four well-proportioned, double bedrooms**

The home offers four bedrooms, all well-proportioned doubles with their own unique, tasteful décor and plush fitted carpets for optimum comfort underfoot. The entirety of the second floor is dedicated to the principal suite which comprises a spacious sleeping area, a dressing room with a fitted wardrobe, and an en-suite shower room. One of the remaining bedrooms is being utilised as a home office, perfect for those requiring a quiet space to work or study from home.



The entirety of the second floor is dedicated to the principal suite which comprises a sleeping area, a dressing room, and an en-suite shower room





## Two functional and pristine WASHROOMS

The principal bedroom's en-suite comprises a corner shower enclosure, a pedestal basin, and a WC, whilst the family bathroom comes complete with a bathtub and a WC-suite.







## GOOD-SIZED OUTDOOR SPACE and allocated parking



Externally, the house is accompanied by spacious gardens to the side and rear, both predominantly laid to lawn, with the rear benefiting from a patio for outdoor seating and barbecues. Two allocated parking spaces (as well as visitors' parking) can be found to the rear, accessed via a gate from the back garden.

Extras: Integrated kitchen appliances comprising a double oven, a gas hob, an extractor hood, a washing machine, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# ROSLIN, EDINBURGH

Owing to its scenic setting on the river North Esk, Roslin is the perfect base for exploring the great Scottish outdoors



Situated approximately seven miles south of Edinburgh city centre, the picturesque village of Roslin is cherished by locals and visitors alike for its rich heritage and quaint ambience. The thriving community boasts excellent local amenities including a choice of shops, a Post Office, a library, a medical centre, and a dental practice, as well as a selection of traditional pubs, restaurants, and hotels. More extensive shopping facilities are available at nearby Straiton Retail Park, which is home to a variety of high-street stores, major supermarkets and family restaurants. Owing to its scenic setting on the river North Esk, Roslin is the

perfect base for exploring the great Scottish outdoors. Roslin Glen Country Park, a wooded glen in the North Esk Valley, offers a wealth of scenic woodland trails and walks to historic Rosslyn Chapel, Rosslyn Castle and Wallace's Cave. Primary schooling is provided locally followed by secondary education nearby. Popular with commuters, Roslin enjoys easy access to Edinburgh City Bypass, as well as Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The village is also served by fast and frequent public transport links travelling into the capital.





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