

COULTERS[©]

14 PRENTICE FIELDS

ROSLIN, MIDLOTHIAN, EH25 9AP

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

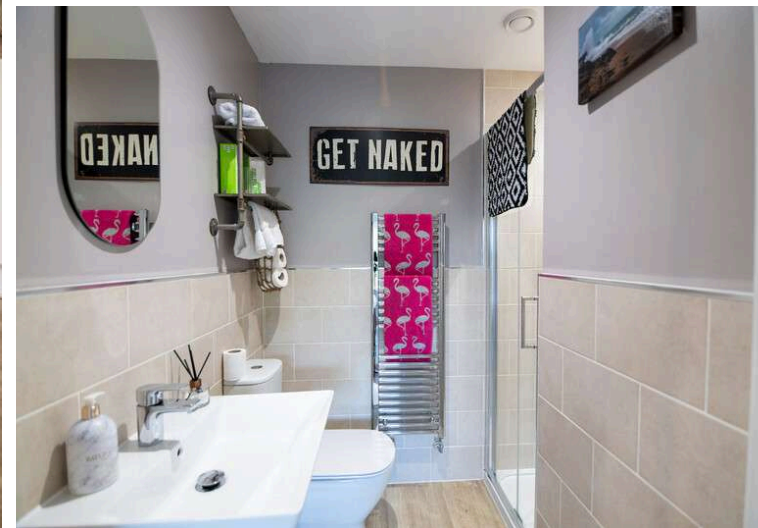
14 Prentice Fields is a stunning four bedroom detached property situated on a quiet street in the desirable area of Roslin. Built in 2021, this modern home offers spacious, immaculately presented accommodation over two levels, a landscaped rear garden, driveway and garage.

On the ground floor, the accommodation comprises - entrance hall with storage cupboard; sumptuous sitting room; large open plan kitchen/dining room flooded with natural light from the floor to ceiling windows and French doors which lead out to the rear garden; utility; and WC.

On the first floor there are 4 good sized double bedrooms, two of which have ensuites. There is also a family bathroom.

KEY FEATURES

-  Bright and spacious detached property.
-  Four double bedrooms, two with ensuites.
-  Stylishly landscaped rear garden.
-  Private driveway and garage.
-  Close to Straiton Retail Park.
-  A wide variety of local walks nearby.



The property is fitted with gas central heating and double glazing.

The rear garden has a large patio area directly adjacent to the kitchen/dining room which is perfect for indoor/outdoor entertaining. There is a further patio seating area and the remainder of the garden is laid with artificial lawn for easy maintenance and an immaculate look throughout the year.

To the front of the house there is a driveway and single garage.



THE LOCAL AREA

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel.

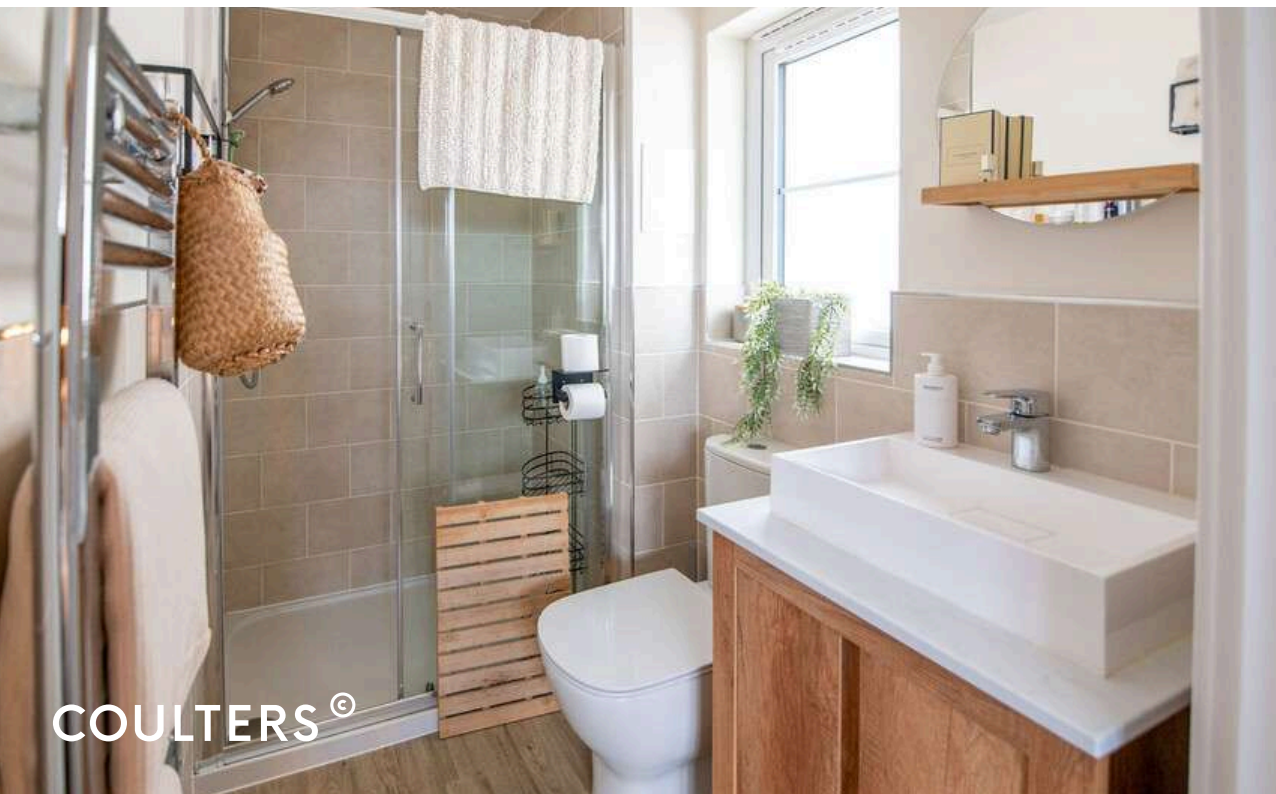
Roslin is located within perfect commuting distance of Edinburgh's city centre, yet the peaceful location offers a complete contrast to city dwelling. Roslin has an assortment of amenities, with a local Co-op and a post office.

Just two miles away you will find a superb range of shopping outlets available at Straiton Retail Park which includes a Sainsbury's and Marks & Spencer, 24-Hour Asda supermarket, Ikea and Costco.

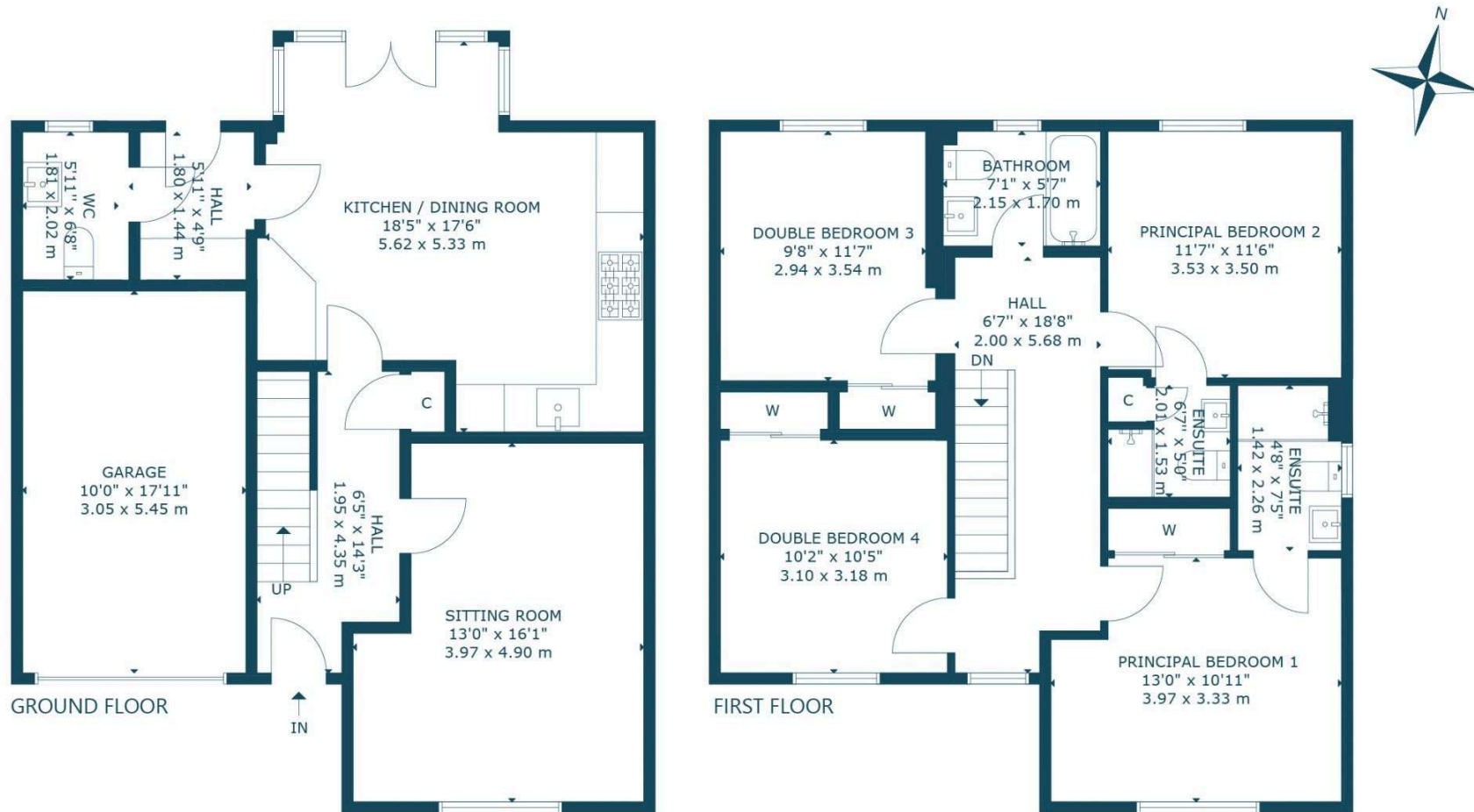
The Pentland Hills and Glen Country Park on the doorstep.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Please note that some of the shelving will be removed due to sentimental reasons. Other items may be available subject to separate negotiation.







14 PRENTICE FIELDS, ROSLIN, MIDLOTHIAN, EH25 9AP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,370 SQ FT / 127 SQ M

GARAGE 179 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.