



9 Widnell Square,
Roslin, Midlothian, EH25 9AZ

CALL US ON 0131 447 4747

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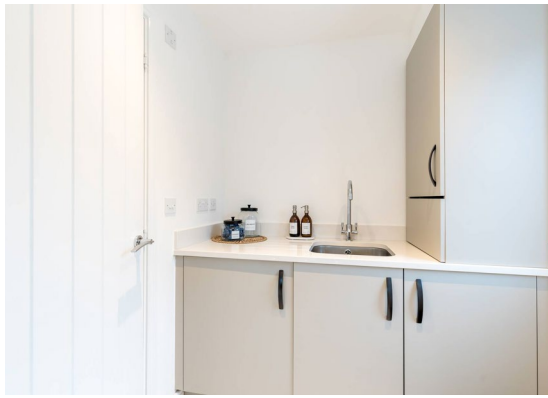
For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Attractive & generously proportioned living room with dual aspect.
- Fabulous dining kitchen with appliances & breakfast bar.
- French doors to rear garden.
- Utility room with access to side & storage.
- Bedroom 5/Study on ground level.
- Upper landing with storage & access to attic.
- Superb master bedroom with dressing area with fitted wardrobes.
- En suite shower room.
- Further double bedroom with ensuite shower room.
- Two further double bedrooms - one with storage.
- Contemporary fitted four piece family bathroom.
- Gas central heating.
- Double glazing.
- Solar panels.
- NHBC Guarantee.
- Private gardens to front.
- Double driveway leading to double garage at side.
- Electric vehicle charging point.
- Extensive enclosed child friendly garden at rear.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A stunning detached villa part of a sought after modern development in the highly desirable town of Roslin in Midlothian. The property is an ideal commuter base with its close proximity to the Edinburgh city bypass and there is a wide range of local amenities close at hand. The house type is a Monro which is rarely available within Taylor Wimpey developments and the property offers spacious and flexible family living accommodation. There were extensive extras throughout added to the property when bought and the property is brought to the marketplace in move-in condition and would make an ideal family home in a superb location.





LOCATION

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities in the village itself. Further facilities are available in nearby Penicuik while the nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Rosslyn Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.

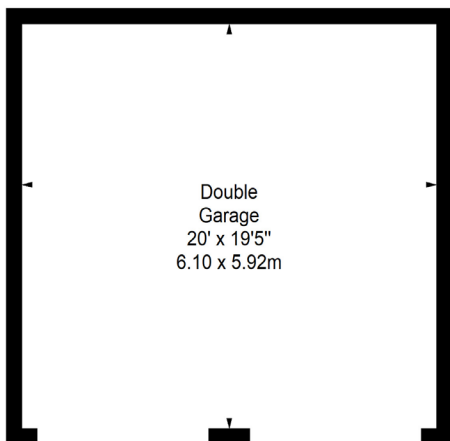
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED OVEN & MICROWAVE, HOB, COOKER HOOD, FRIDGE,/FREEZER, DISHWASHER, WASHING MACHINE WITHIN THE UTILITY ROOM.



FACTORING NOTE:
THE DEVELOPMENT IS MAINTAINED BY HACKING & PATTERSON AT AN APPROXIMATE CHARGE OF £120 PER ANNUM.

AMENITIES:

COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 7.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 12.6 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 300 METRES.



Ground Floor

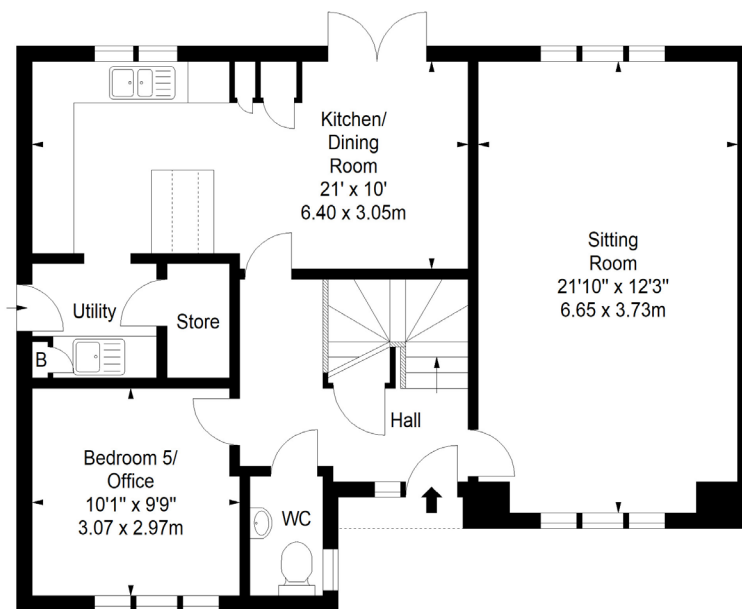
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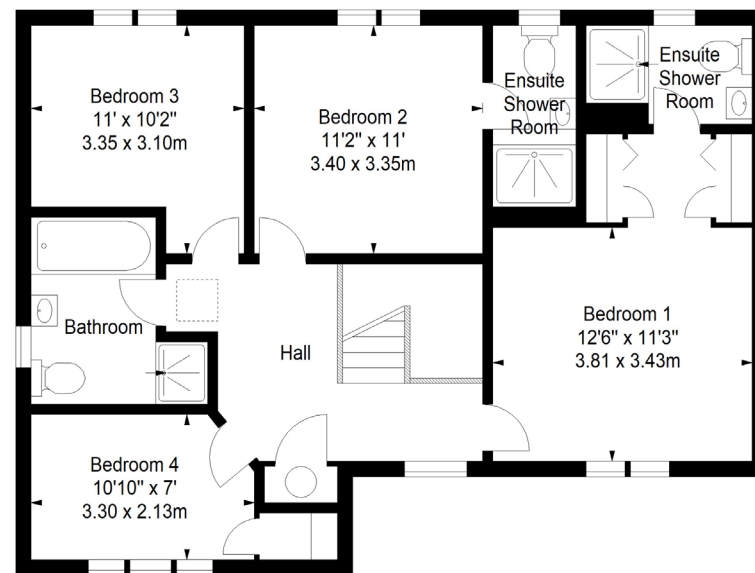
Approx. Gross Internal Area
1579 Sq Ft - 146.69 Sq M
Double Garage
Approx. Gross Internal Area
390 Sq Ft - 36.23 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.