



2 Firth Road, Rosslynlee



A fabulous detached, five bedroom family home with large private garden offering **idyllic country living** just minutes' drive from Edinburgh.

Location

St. Margarets is located just south of Roslin, around twelve minutes' drive from the edge of Edinburgh. The City Bypass is less than four miles to the north, while the nearby main road to Peebles gives easy access to the Borders. Thriving nearby communities such as Penicuik, Dalkeith and Straiton have excellent shopping, schools and transport links, while the area offers outstanding opportunities for sport and relaxation.

Set within a mature woodland setting, 2 Firth Road is one of the first homes to be delivered at St Margaret's, a new village community just outside Edinburgh.

Centred around Midlothian's largest listed building, once complete, this unique development will include a number of amenities as well as landscaped grounds, a cycle path and woodland playparks.



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EPC
Available on completion

Offers Over

£575,000

Tenure

Freehold

Local Authority

Midlothian Council

Council Tax

Available on completion



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The property

2 Firth Road is a wonderful detached family home that has undergone an extensive refurbishment creating a spectacular principal bedroom suite with wonderful views. Whilst maintaining the outstanding original character of the building, all care has been taken to provide all the comforts and conveniences of modern, luxury living.

Entered through a statement front door into a bright hallway, the ground floor benefits from a wonderfully large living space, leading through to a dining kitchen with direct access to the garden.



Computer generated image for illustrative purposes only.



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This great entertaining space features a kitchen island with Quartz worktops and Bosch appliances. This family space is complete with a handy utility room. The ground floor also boasts a double bedroom/study and a downstairs shower room and WC.

Upstairs, there is the principal suite, two further double bedrooms, a single bedroom and a family bathroom. The very impressive principal suite consists of an expansive bedroom with enormous, full length windows allowing fabulous views, a dressing room and a large en suite bathroom with separate shower.

The house is finished to an exceptional standard providing luxury modern living.

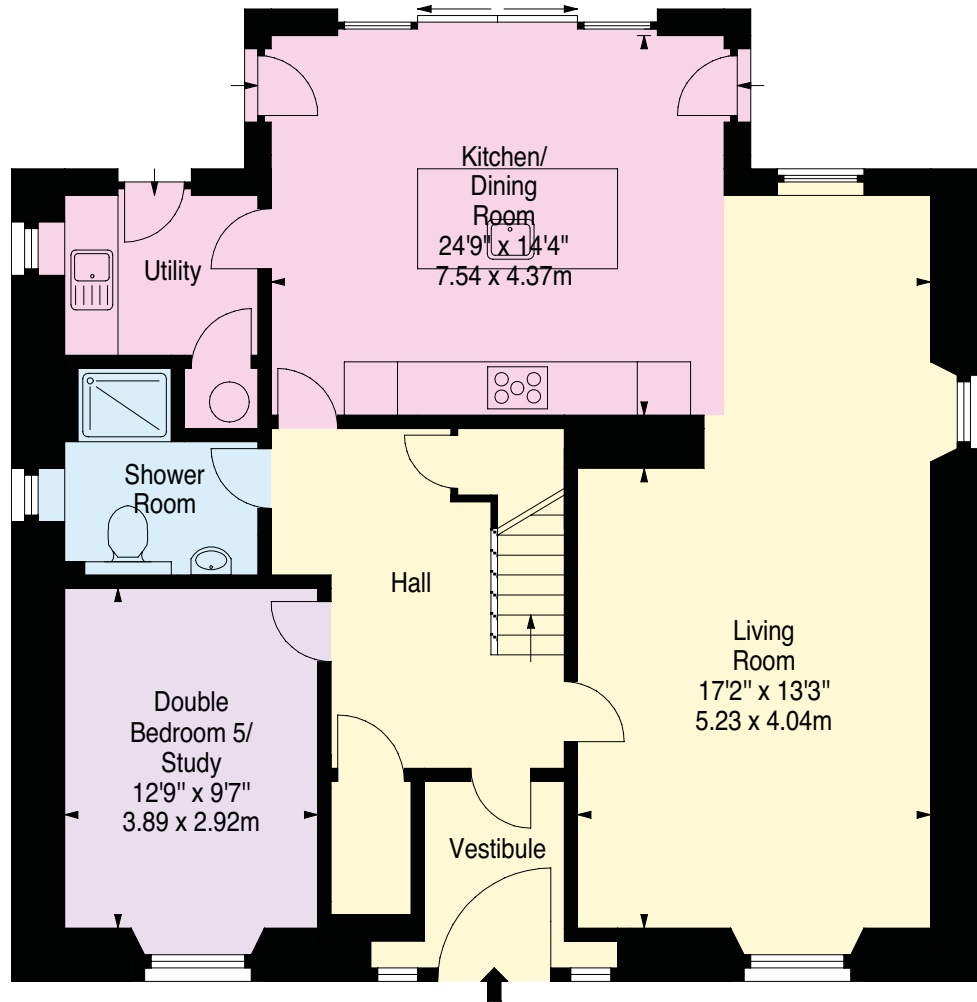
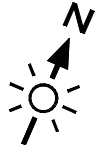




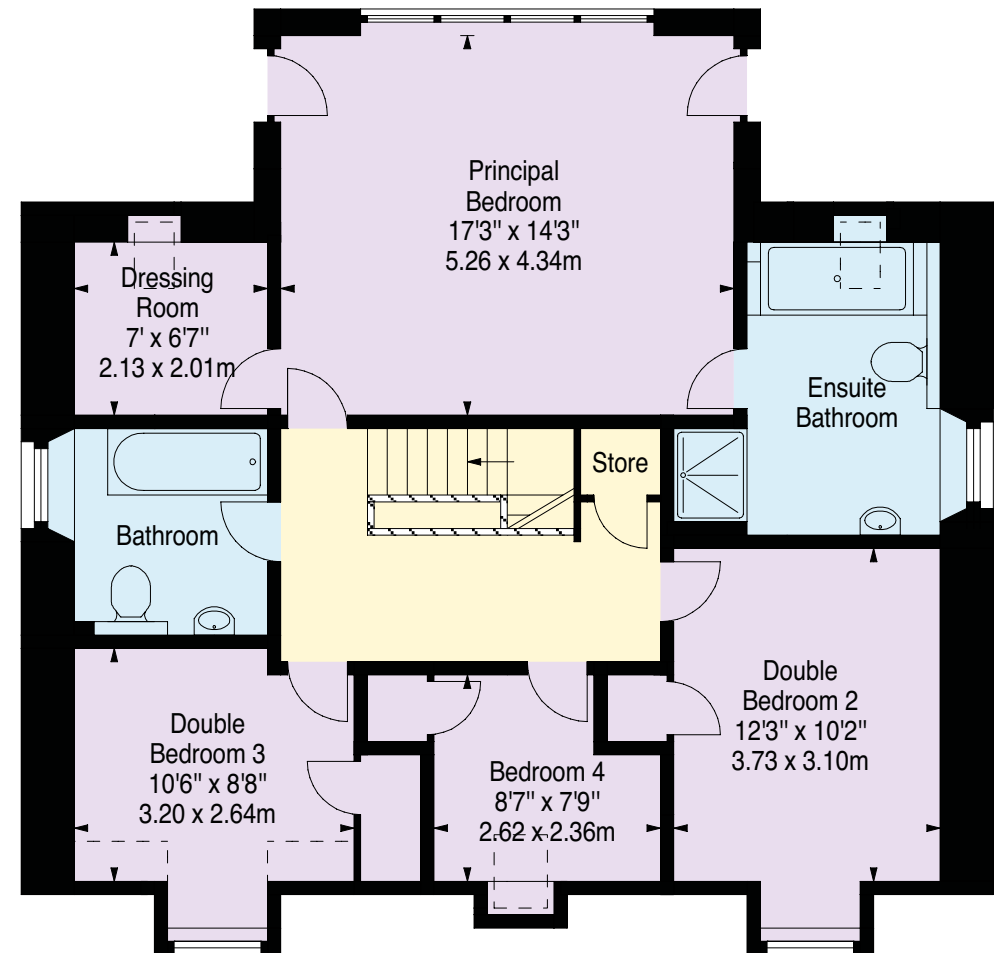
Approximate Gross Internal Floor Area

1965 Sq Ft - 182.55 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Specification

2 Firth Road benefits from a high quality specification including:

Kitchen & Utility Room

- Modern light and dark grey kitchen and utility units
- Bosch Electric Oven and Built in Microwave
- Four Zone, rear ducting Induction Hob
- Integrated fridge freezer and Bosch dishwasher
- Space for washer and dryer in utility room
- 20mm Quartz kitchen worktop and upstand

Bathrooms & En suites

- Contemporary floating vanity units
- Stylish bathroom suites with chrome Hansgrohe taps
- Rainfall showers with chrome controls
- Part porcelain tiled, part painted bathrooms

Heating

- Air Source Heat Pump
- Multi-zone underfloor heating at ground floor level
- White panel radiators at first floor level
- Tall radiators in principal en suite and family bathroom

Electrical

- Internet and TV points
- Spotlights, pendant and wall lighting
- Video doorbell system
- Burglar alarm

Internal Doors & Architraves

- White painted doors
- Brushed steel ironmongery

Flooring & Stair

- Engineered Oak flooring at ground floor level
- Porcelain flooring tiles in all bathrooms
- High quality carpeted stair, landing and first floor bedrooms

External Doors & Windows

- Nordan double glazed, anthracite windows and doors
- Floor-to-ceiling windows to rear extension
- Patio access via floor-to-ceiling sliding doors
- External, garden tap on rear elevation

Garden & Parking

- Monoblock driveways and modern grey stone paving
- Turfed and landscaped lawn
- Spacious patio to the rear of the property
- Fully fenced, private rear gardens with feature stone patio

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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