



3B Station Road
ROSLIN, EH25 9LP



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Roslin is a picturesque village situated to the south of Edinburgh city centre and east of the Pentland Hills. This attractive town is surrounded by open countryside and offers a wide range of local amenities. Within a short ten minute drive you will find the Straiton Retail park offering even more choice for shopping and groceries with Asda, Sainsbury's, Ikea and Costco all present. There are a range of recreational facilities, with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school with secondary schooling available in nearby Penicuik. The village also benefits from great transport links, with regular bus routes to the city centre and easy access to the city bypass.

DESCRIPTION

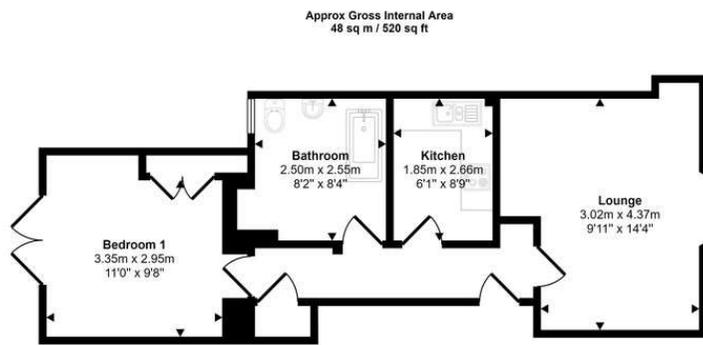
3B Station Road is a well presented, one bedroom ground floor flat with direct access to communal rear garden which is laid to lawn. The property, which would be an ideal first time buy or buy to let investment, comprises: communal stairwell; entrance hall with cupboard off; bright and spacious living/ dining room; internal kitchen; well proportioned bedroom with built-in wardrobe and patio doors leading to shared rear garden; internal bathroom with electric shower over bath. Further benefits include: gas central heating; double glazing; unrestricted street parking; good local amenities and transport links.

EPC RATING

The energy efficiency rating for this property is band C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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