



Location

- Popular Midlothian Village
- Excellent Amenities Nearby

Inside

- Vestibule
- Hall
- Lounge/Kitchen/Dining Room
- Bedroom with Ensuite Shower
- WC

Outside

- Private Gardens to front & rear
- Shared external store
- Shared access lane
- On Street Parking

Features

- Ideal for First Time Buyer

Energy Efficiency

- Double Glazing
- Gas Central Heating
- EPC rating: C

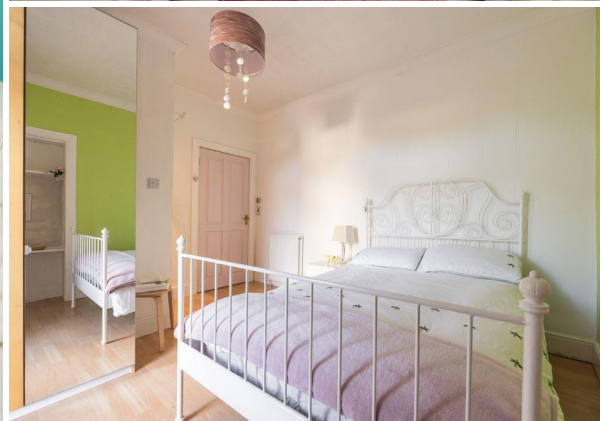
ROSLIN

Main Door Lower Flat 72 Main Street, Roslin, Midlothian, EH25 9LS

The property offered for sale is a beautifully presented main door lower terraced flat offering ideal accommodation for a first-time buyer or someone seeking ground floor accommodation with the advantage of private gardens. The property is entered into a vestibule, leading to a lovely entrance hall. From the hall to the left is a beautiful lounge/kitchen/dining room with a window to the front of the property with window seat. There are modern fitted base and wall units with complementary work surfaces, a circular sink with mixer tap and the two-burner halogen hob, small fridge freezer and washing machine are all included in the sale. This room has ample space for lounge furniture and a small dining table and chairs. To the rear there is a generous double bedroom with a shelved recess and a glazed door giving access to the garden. The bedroom also has an ensuite shower with steps leading up to the shower cubicle. To complete the accommodation. There is a WC compartment with a WC and sink, extensive wall and floor tiling, a window to the rear and a chrome heated towel rail. The front garden has been landscaped with paving and stone chippings with a variety of shrubs and small trees. To the rear the garden there has two patio areas and a lawn and a large garden shed which is included in the sale. Early viewing is highly recommended to appreciate the accommodation on offer.



THOMAS H.G. STEWART
SOLICITORS • NOTARIES • ESTATE AGENTS



Roslin is a popular Midlothian village, with some local facilities and small shops for day to day requirements, surrounded by stunning open countryside yet with excellent amenities nearby and ideal for commuters with easy access to the City Bypass linking to the A1, A68, A7 and M8 and M9 motorways and there are Park and Ride facilities at nearby Straiton for those travelling to the city centre. The nearby towns of Penicuik, Loanhead, Bonnyrigg and Dalkeith have a variety of services and good local shopping facilities and the Straiton Retail Park boasts Sainsbury's and Asda Supermarkets, a Marks and Spencer Foodhall, together with a variety of high street stores and restaurants and an Ikea Store. Fort Kinnaird Retail Park and Asda Hypermarket at Newcraighall are also within easy reach. Schooling is available in the area at all levels. Hillend Snow Sports Centre is nearby and the area has a variety of golf courses

and countryside walks in the Pentland Hills and well as the famous Rosslyn Chapel and Roslin Glen Country Park. As well as many activities for the outdoor enthusiast there are a number of leisure centres, swimming pools and sports clubs in the area.

Extras

The blinds, light fittings, two-burner halogen hob, fridge freezer, washing machine and garden shed are all included in the sale.

Parking

On street parking is available.

Services

Electricity, gas, water and drainage.

Entry

By arrangement.

Price

Refer to the property page on espc.com for pricing information or phone Selling Agents on 0131 229 4939 (during normal office hours).

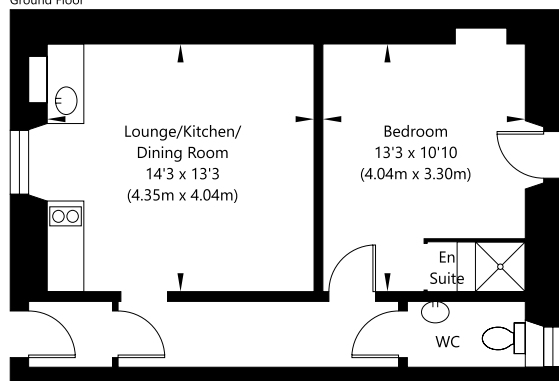
Other Information

Offers should be addressed to and further particulars may be obtained from Thomas H G Stewart, Solicitors, 41 Barclay Place, Edinburgh, EH10 4HW, telephone 0131 229 4939.

Viewing

Refer to the property page on espc.com for viewing information or phone Selling Agents on 0131 229 4939 (during normal office hours).

Approx. Internal Area 42.83 Sq M / 461 Sq Ft.
Not to scale. For identification only.
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Ground Floor



NOTES

1. Whilst these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and it will be assumed that prospective purchasers have made their own enquiries on relevant matters.
2. All measurements have been taken at the widest point of the rooms using a sonic measuring device and there may therefore be some degree of divergence from the actual measurements, given the limitations of the device.
3. Interested parties should note their interest with Messrs Thomas H G Stewart, Solicitors, through their own solicitor so that they may be advised in the event of a closing date being fixed.
4. The sellers reserve the right to sell the property without fixing a closing date and the sellers do not bind themselves to accept the highest or any offer.
5. None of the services in the subjects have been tested by us and consequently no warranty is given by us as to their condition or suitability for their intended use.

41 BARCLAY PLACE, BRUNTSFIELD, EDINBURGH, EH10 4HW

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