



**50 Main Street**  
Roslin, Midlothian, EH25 9LS

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Generously proportioned living room/dining room (fire not in working order).
- Breakfasting kitchen with appliances.
- Access to rear garden.
- Utility room.
- Double bedroom on ground level.
- Spacious wet room.
- Upper landing with storage.
- Two single bedrooms.
- WC.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Pathway to side.
- Private garden areas at rear.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

An end terraced bungalow situated within the highly regarded Midlothian town of Roslin, an ideal commuter base into Edinburgh and further afield with its close proximity to the city bypass. The property is set close to a range of amenities and though in need of some modernisation and redecoration, it would be suitable range of buyers.

## 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. 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, Roslin 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..

COUNCIL TAX BAND: E.  
TRAIN STATION: APPROXIMATELY 7.1 MILES TO EDINBURGH WAVERLEY STATION.  
AIRPORT: APPROXIMATELY 12.7 MILES TO EDINBURGH AIRPORT.  
BUSES: WITHIN 100 METRES.

**EXTRAS:**  
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN AND COOKER HOOD. THERE WILL BE NO GUARANTEES FOR ANY OF THE KITCHEN APPLIANCES. PLEASE NOTE THAT THE GAS FIRE IS CURRENTLY NOT IN WORKING ORDER.

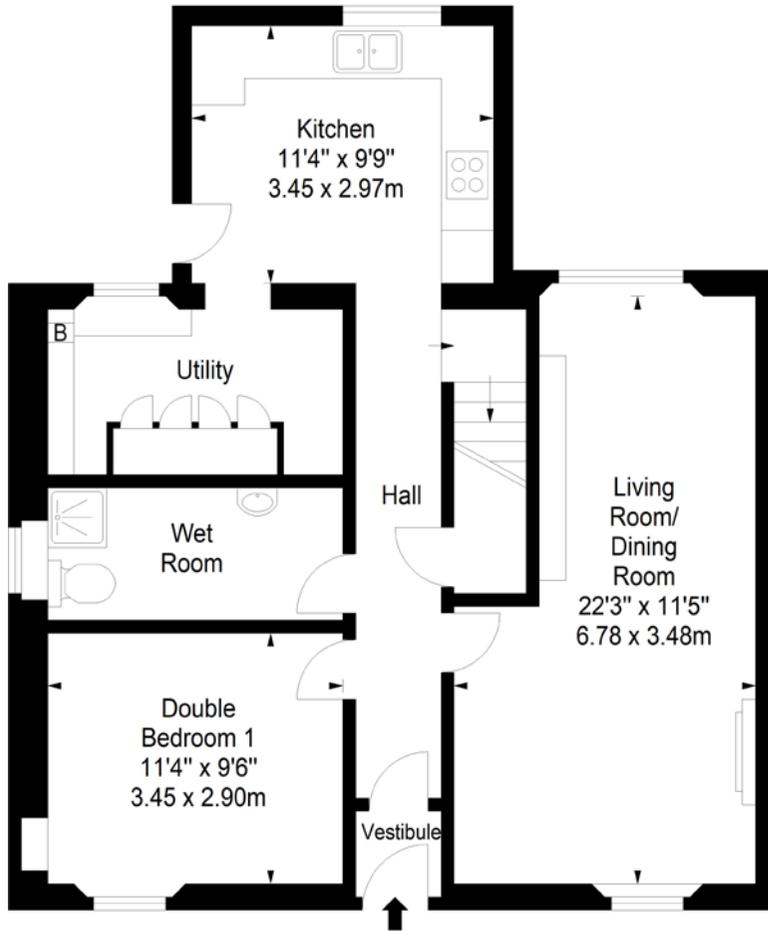
Main Street,  
Roslin,  
Midlothian, EH25 9LS



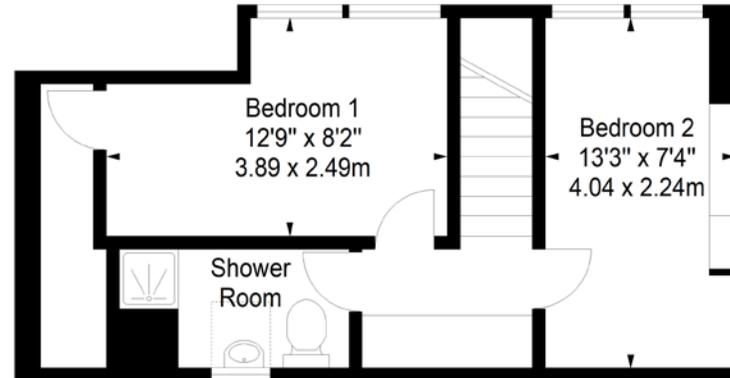
Approx. Gross Internal Area  
1047 Sq Ft - 97.27 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING E



Ground Floor



First Floor



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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.