

Peebles

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Offers Over £300,000

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23 Main Street, Roslin, EH25 9LA



One-story and attic end-terraced cottage constructed circa 1890 and later extended, enjoying a versatile layout consisting of a single level with a pitched roof housing an additional living space / bedroom. The cottage retains many period features that add to the charm and character of the home, reflecting its heritage and history with a unique blend of traditional and modern comfort. Of particular note is the open plan dining kitchen with patio doors opening out to the fully enclosed rear garden creating an excellent indoor-outdoor entertaining space. The property further benefits from a private parking bay set to the rear.

Accommodation

GROUND FLOOR

- * Living room with solid fuel stove
- * Impressive open plan dining kitchen with vaulted ceiling and patio doors to the rear garden
- * Two double bedrooms (one with en-suite shower room)
- * Bathroom with over-bath shower

FIRST FLOOR

- * Double bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Fully enclosed garden set to the rear, predominantly laid to lawn and enjoying a sunny (south westerly) aspect
- * Private mono-blocked parking bay providing ample off-street parking

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Approximate Gross Internal Area = 99 sq m / 1064 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketch.com © (101065614)

Situation

Roslin is a charming, quiet village which benefits from direct access to the A701 providing quick and easy access into the city centre which is around 7 miles away. The City of Edinburgh bypass is also nearby for journeys further afield, including Edinburgh Airport which is just 12 miles away. Public transport is a choice between regular trains from Newtongrange station to Waverley, in around 25 minutes, or Straiton Park-and-Ride, which is also close by. With convenient local bus services every half hour, the capital is very readily accessible. The picturesque high street offers characterful cafes to choose from brunch or afternoon tea, while the local inn is open for drinks and food. There is plenty on offer for those with an interest in outdoor pursuits including Roslin Glen Country Park, Rosslyn Chapel, Roslin Castle, Wallace's Cave and Hawthornden Castle. Excellent schooling is available at Roslin Primary School or secondary education in nearby Penicuik or Dalkeith. For further education, the prestigious University of Edinburgh is about a 30-minute drive.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage

EPC

D

Council Tax

City of Edinburgh, East Lothian, Midlothian, West Lothian. Council Tax Band E.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Peebles, EH45 8RX
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Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.