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## 5a Station Road, Roslin, Midlothian, EH25 9LP

Well-Presented, One-Bedroom, Dual-Aspect, Ground Floor Flat

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# Property Description

Well-presented, one-bedroom, dual aspect, ground-floor flat, forming part of a traditional stone-built terrace. Located in the sought-after, picturesque conservation village of Roslin, near Penicuik, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a bathroom.

Highlights include tall ceilings and generous room sizes, a fitted kitchen, and a modern bathroom. Further features include gas central heating, double glazing, and contemporary flooring.

Externally, there is an exceptionally large shared green to the rear including a private patio area with direct access from the kitchen, with ample unrestricted parking to the front.

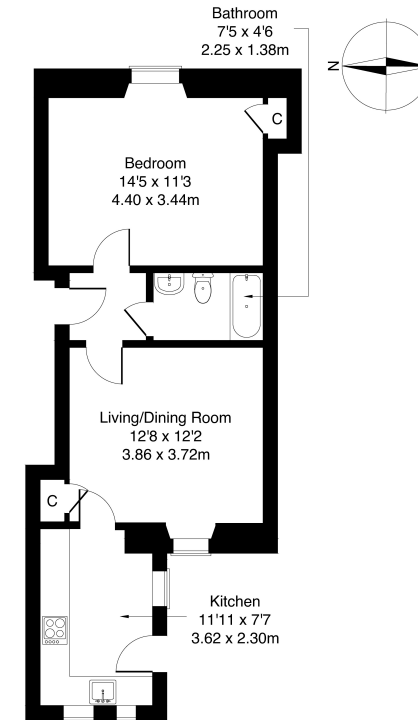
A welcoming entrance gives access throughout the majority of the property, with a good-sized living room, set to the rear, featuring light decor, wood effect flooring, a built-in cupboard and ample space for dining. Set off the lounge, a dual-aspect kitchen has a door leading to the private patio area and shared garden; whilst fitted units include wood effect worktops, a sink with a drainer, and an integrated gas hob and oven.

A spacious double bedroom is set to the front, with wood effect flooring, coving, light decor, a built-in cupboard and plenty of space for freestanding finishing. Completing the accommodation, the bathroom is set internally off the hall, fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Roslin is a long-established and thriving rural village, sitting above the River North Esk, which flows through Roslin Glen, and is famed for the iconic Rosslyn Chapel which lies just a few hundred yards from the village. The village offers a good range of shops and amenities, with more extensive facilities available in nearby Penicuik, while one of Edinburgh's largest retail

parks at Straiton provides a Sainsbury's supermarket, Boots, an M&S food store and other major high-street names along with one of Scotland's two IKEA stores. Roslin is an excellent commuter location, with a regular bus service to Edinburgh, and the A701 linking to the trunk roads south, city bypass, A1 and the central motorway network.





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