



## 62 Main Street, Roslin, Midlothian, EH25 9LS

Immaculately Presented, Three-Bedroom, Mid-Terrace, Stone-Built Cottage

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# Property Description

Immaculately presented, three-bedroom, stone-built, mid-terrace cottage, with private gardens and a garage. Set in an established residential area of the sought-after, rural village of Roslin.

Comprises a porch, a hallway, living room, dining kitchen, three flexible double bedrooms, an en-suite shower room, a bathroom and a utility room.

Features include tasteful decor throughout, two stoves, a well-equipped kitchen and modern bathroom suites and excellent, thoughtfully designed, integrated storage.

Further features include engineered hardwood and porcelain tile flooring, triple glazing, gas central heating, underfloor heating and radiators with smart thermostats.

Externally the property benefits from a low-maintenance front garden with a decked terrace, as well as a private rear garden with large single garage and paved seating area. Ample on-street parking is available to the front of the property and on the surrounding streets.

A tiled porch opens into a welcoming hallway with access to a living room on the right. Finished with hardwood flooring and featuring a multi-fuel stove, the bright, reception room provides a comfortable space for freestanding lounge furniture. Next door, a dining kitchen is fitted with traditional, neutral units and includes a six-burner range cooker and a fridge/freezer, whilst an adjoining utility room houses a Belfast sink and an additional fridge/freezer. The kitchen provides plenty of space for a dining table and chairs, with casual dining accommodated by a breakfast bar. The flexible room includes a gas stove and opens onto the rear garden via bi-folding doors.

Set to either aspect on the first floor, two spacious double bedrooms continue the tasteful presentation of the living space, whilst the master bedroom is found on the second floor, accompanied by generous, built-in storage and an en-suite shower room.

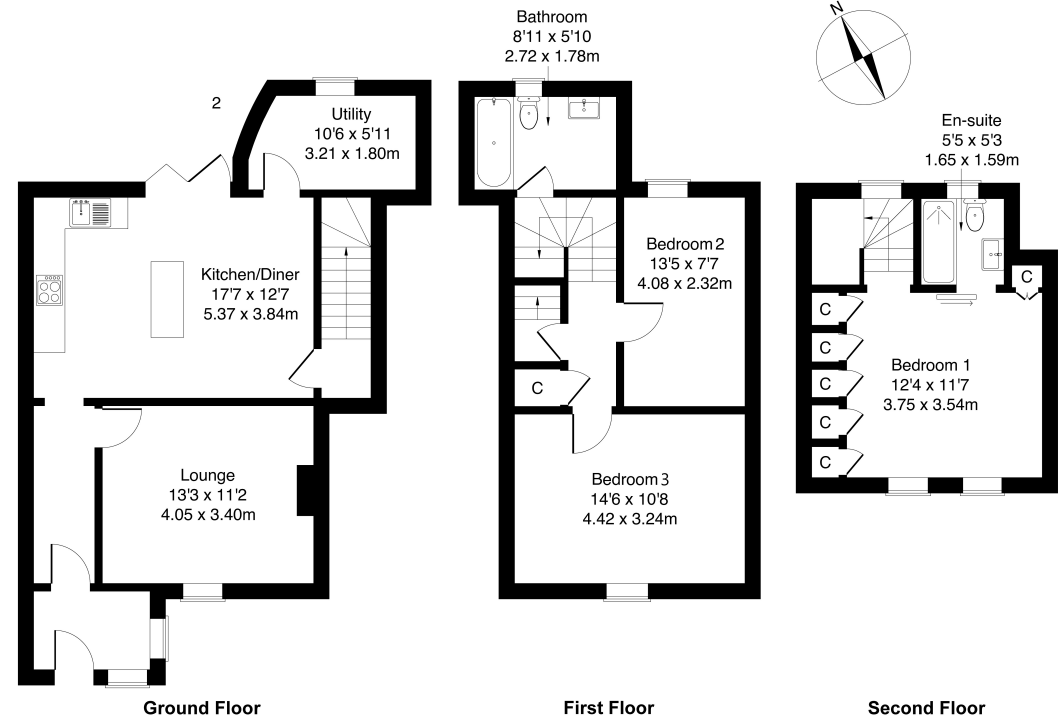
Completing the accommodation, a stylish family bathroom comprises a three-piece suite, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

Externally, a large single garage with electric doors provides excellent storage space in its attic.



**62 Main Street, Roslin, EH25 9LS**

Approximate Gross Internal Area: (1227 sq ft - 114 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 property enjoys a convenient location within walking distance of Roslin Primary School and Park. 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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