



36b Station Road, Roslin, Midlothian, EH25 9LR

Light & Tastefully Presented, One-Bedroom, Upper Flat with Private Garden

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Property Description

Light and tastefully presented, one bedroom, upper flat, with a private garden, 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, double bedroom, and a bathroom.

This characterful period property features tall ceilings, a stylish fitted kitchen and contemporary flooring. Further features include gas central heating and double glazing.

Externally, the property benefits from a private garden to the rear, with a lawn and patio; and ample unrestricted parking to the front.

A bright, welcoming hall offers space for outerwear and features wood-effect flooring which continues into the lounge and bedroom. Set to the rear, a spacious living room also offers space for dining and includes a 'feature place', window storage, plain coving and a central light fitting.

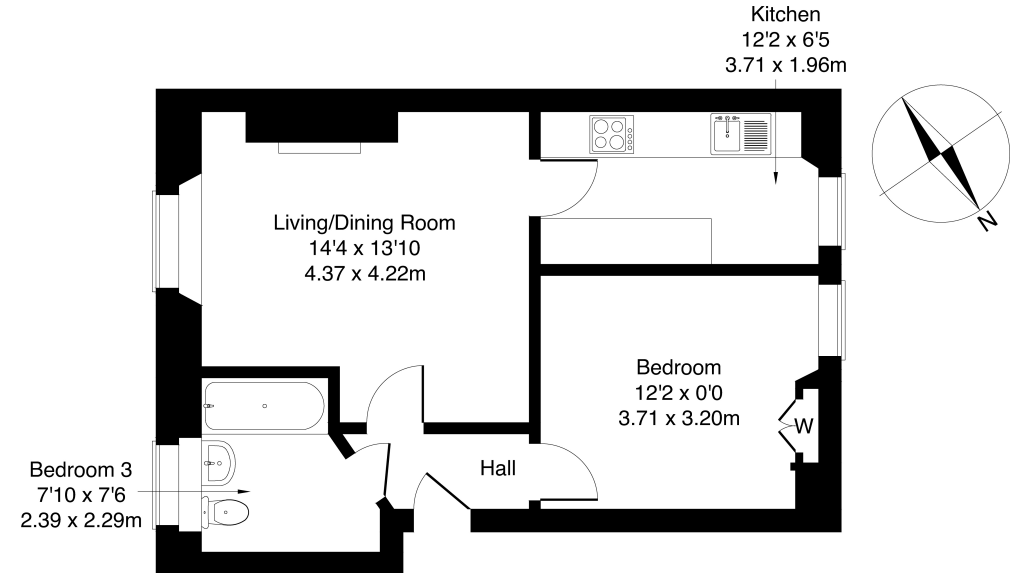
Open to the lounge, a stylish kitchen has a front-facing window, with modern fitted units featuring stone-effect worktops with a matching splashback surround, a sink with a drainer; a freestanding washing machine and fridge/freezer; and an integrated electric oven and induction hob.

Set to the front, a good-sized double bedroom is tastefully finished with light neutral decor, a built-in press cupboard, and ample space for freestanding storage. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower unit over the bath, and contemporary wall-panelling.



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Approximate Gross Internal Area: (485 sq ft - 45 sq m.)



FIRST FLOOR

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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