



## 24b Springfield Place, Roslin, Midlothian, EH25 9LW

One-Bedroom, Main-Door, First-Floor Flat, with a Private Garden

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# Property Description

Light and tastefully presented, one-bedroom, main-door, first-floor flat, with a private garden. Forming part of a stone-built terrace, set on a quiet side street, in the sought-after location of Roslin, Midlothian.

Comprises an entrance and stairway, an open-plan living room and kitchen, a double bedroom and a shower room.

Highlights include an integrated kitchen, with solid wood worktops, a stylish bathroom suite, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, tall ceilings and good, bespoke storage provision, including a loft.

Externally, there is a secluded private garden to the rear, with ample unrestricted street parking to the front.

A welcoming staircase and entrance hall are carpeted and finished with light, neutral decor, which continues into a south-facing, open-plan kitchen and living room on the right. Featuring modern, wood effect flooring and contemporary spotlighting, the living space is well-presented and versatile, and includes built-in cupboard storage, whilst the kitchen is fitted with white units, solid wood worktops and metro-tiled splashbacks. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge and a washing machine.

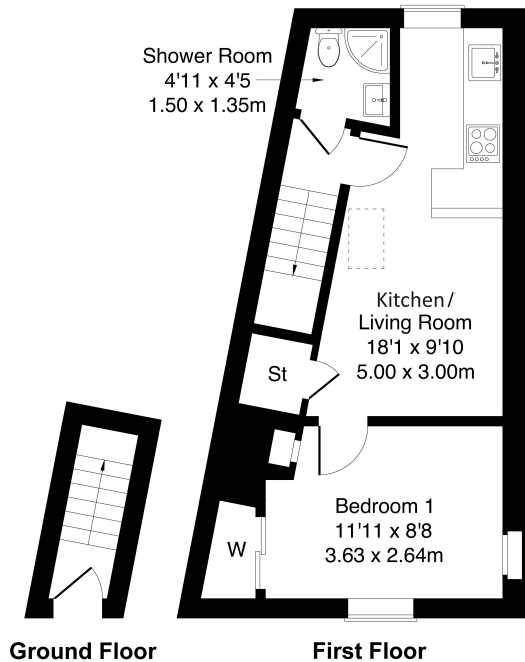
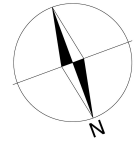
A double bedroom continues the modern finish of the living space and benefits from integrated wardrobe storage.

Completing the accommodation, a shower room includes a glazed corner cubicle, a two-piece suite, vanity storage, a chrome, ladder-style radiator and panel splash walls.



**24b Springfield Place, Roslin EH25 9LW**

Approximate Gross Internal Area: (377 sq ft - 35 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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