


McEwan Fraser Legal
Solicitors & Estate Agents
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26C Station Road

ROSLIN, MIDLOTHIAN, EH25 9LR

26C STATION ROAD

roslin

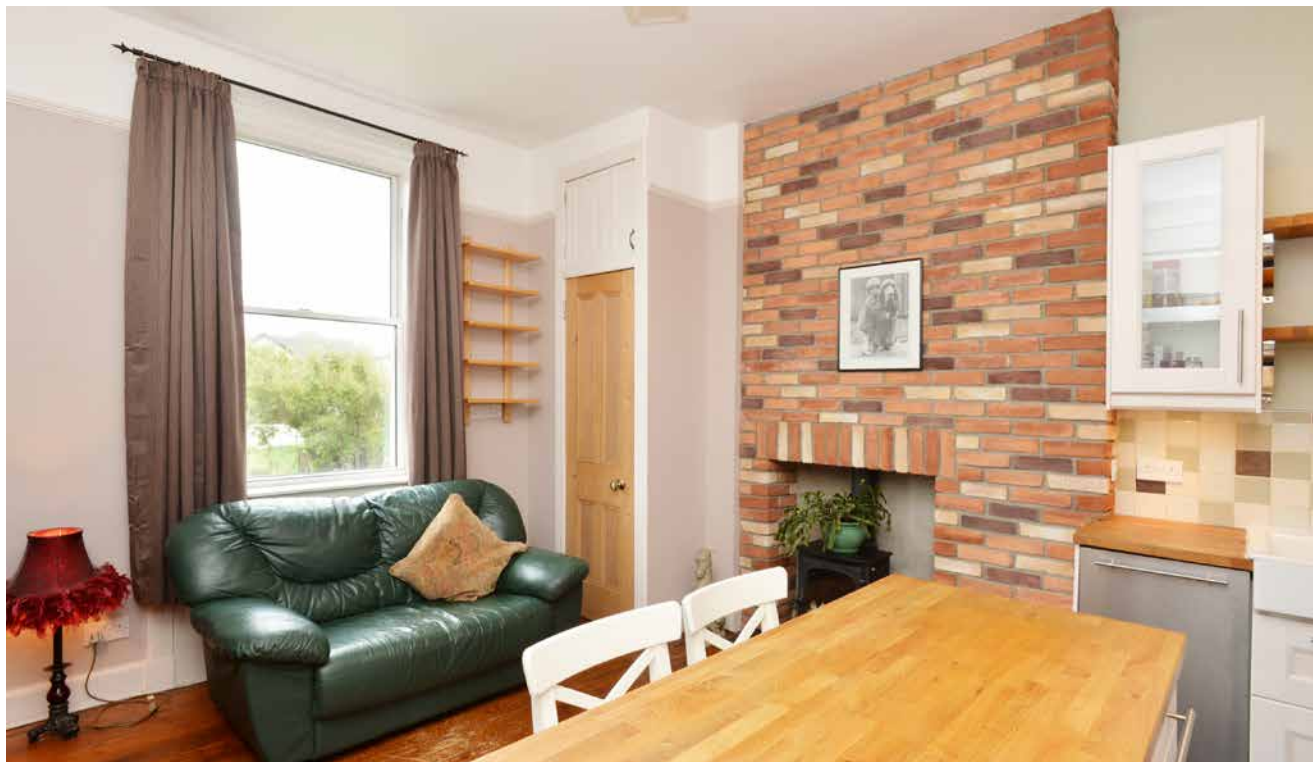
The property is situated in the picturesque village of Roslin, which is approximately five miles south of Edinburgh. There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA stores is also available in this location and it's all within a ten-minute drive from the property. There are also a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel.

There is a new primary school with secondary schooling available in nearby Penicuik. Regular bus services provide access to the city centre and beyond. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network.



McEwan Fraser is delighted to present this superbly finished two bedroom first floor flat to the market. The property has been fully renovated to provide a bright and spacious home blending both traditional features with a contemporary ambience.

The lounge and kitchen enjoy an open plan design with a window to the rear. The lounge area has wood flooring, storage cupboard and a stunning wood burning stove set on a tiled hearth with brick feature wall. Fitted with a wide range of modern base and wall units, the kitchen has wooden work surfaces, a Belfast style sink with integrated oven, hob, hood, dishwasher, fridge/freezer, microwave and washer/drier. There is a large double bedroom to the front which could be used as a formal lounge if desired which features wood flooring, cornicing, window seat, open fire with brick surround and a shelved alcove.

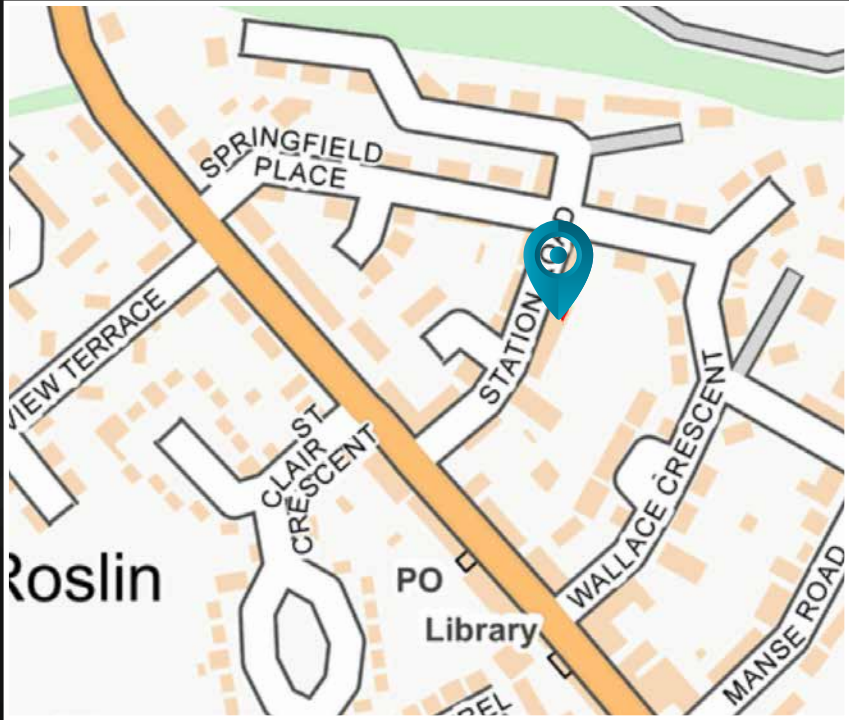


A second double bedroom also overlooks the front with wood flooring. The spacious family bathroom is beautifully appointed with a three-piece white suite with separate walk-in double shower compartment with tiling and feature cobblestone effect tiles adding to the contemporary feel.

The property has the benefits of gas central heating and full double glazing and there is an exclusive area of garden to the rear.



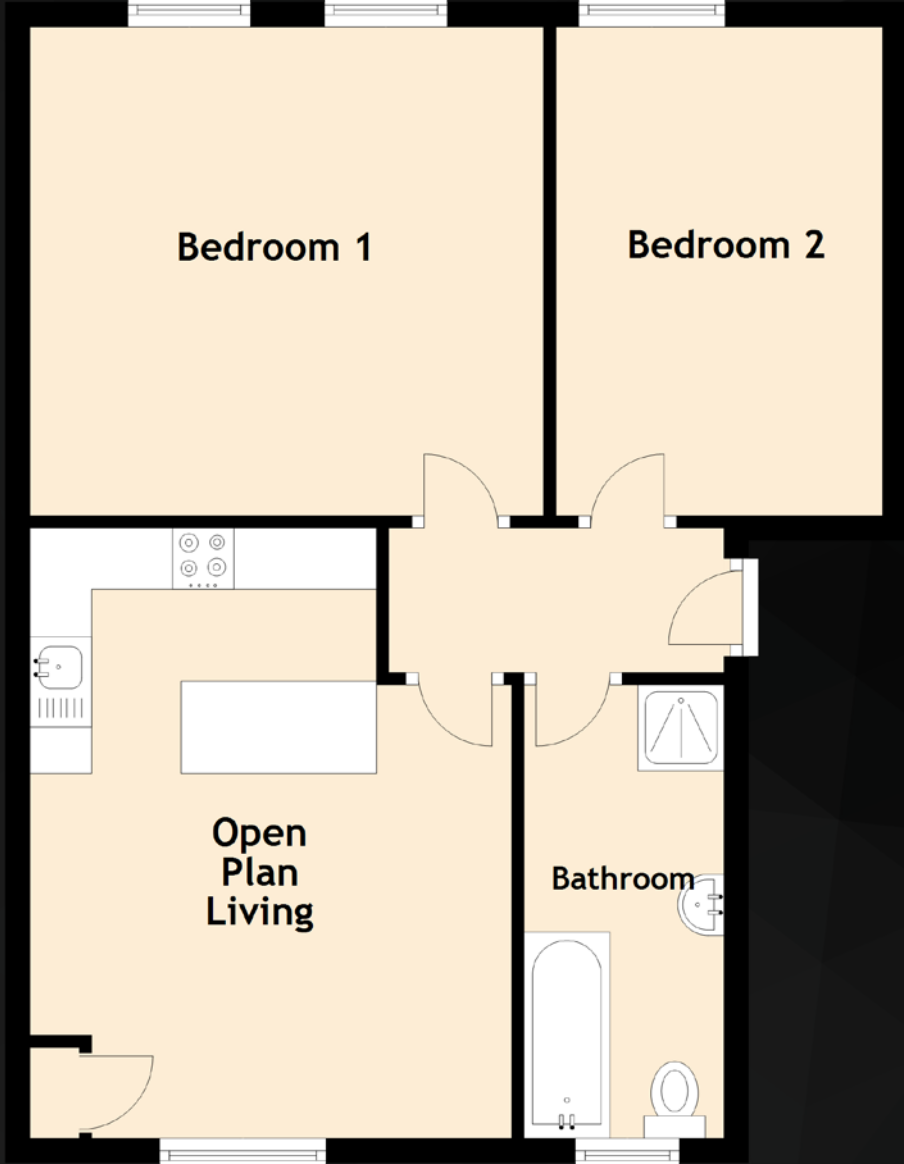
THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	4.97m (16'4") x 3.92m (12'10")
Bedroom 1	4.18m (13'9") x 3.98m (13'1")
Bedroom 2	4.00m (13'1") x 2.66m (8'9")
Bathroom	3.69m (12'1") x 1.63m (5'4")

Gross internal floor area (m²): 56m²
EPC Rating: C





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Part
Exchange
Available

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Text and description
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