



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**45 Station Road**

ROSLIN, MIDLOTHIAN, EH25 9LP



## THE LOCATION



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 its 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.



## 45 STATION ROAD, ROSLIN



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.



# THE PROPERTY

McEwan Fraser Legal is delighted to present this two-bedroom lower villa in Roslin. The property is in walk-in condition having been well looked after by the current owner. Inside, the property comprises of:

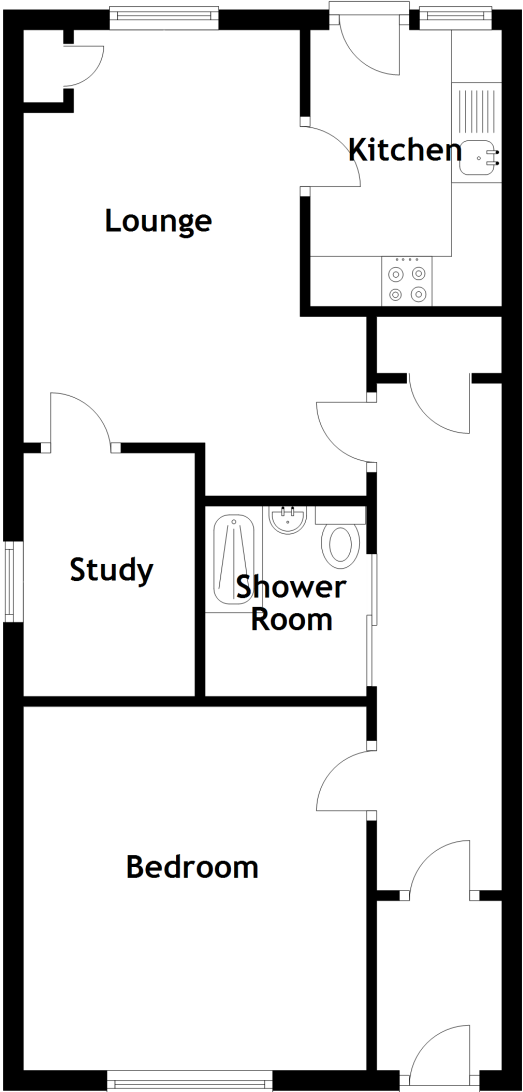
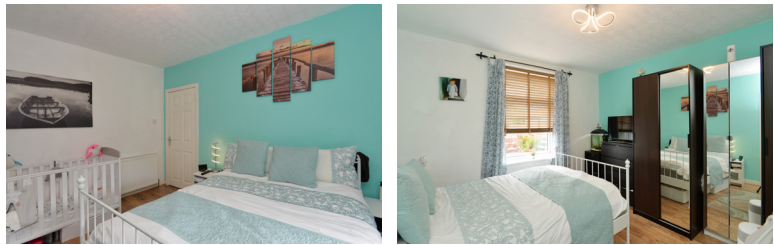
- Fully equipped kitchen with gas hob and free-standing appliances. From the kitchen, you access the communal rear garden area.
- Spacious living area which is bright and comfortable. giving access to a small bedroom/box room which could make for an excellent home office space.
- Two bedrooms of which the main bedroom is a spacious double and the second bedroom is a small bedroom/nursery/home office.
- The three-piece shower room is modern and spacious.



In addition to this, the property benefits from being double glazed with central heating.

The home also has more than adequate on-street free parking.

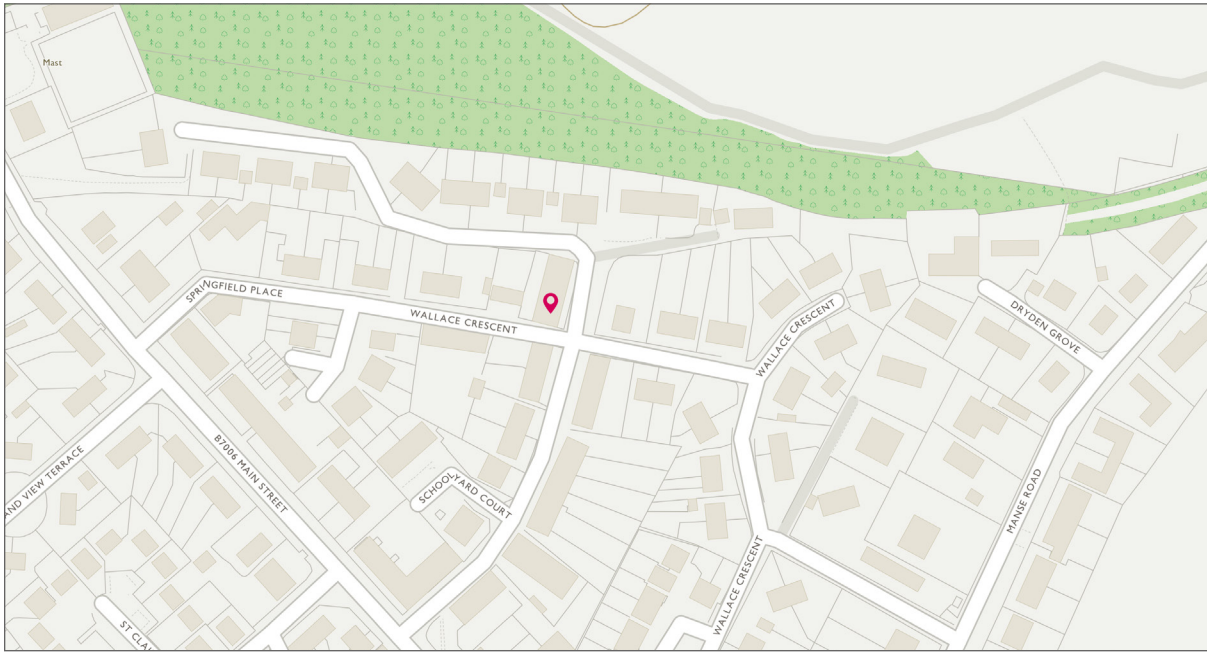




Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 4.54m (14'11") x 3.57m (11'9") |
| Kitchen     | 2.76m (9'1") x 2.06m (6'9")    |
| Bedroom     | 3.63m (11'11") x 3.42m (11'3") |
| Study       | 2.43m (8') x 1.71m (5'7")      |
| Shower Room | 1.90m (6'3") x 1.66m (5'5")    |

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

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THE TIMES



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