










Offers Over

**£269,000**

## Bellevue, 94 Main Street

Roslin | Midlothian | EH25 9LS

A superb opportunity has arisen to acquire this well-proportioned three bedroom end-terraced cottage, pleasantly situated within the historic and sought-after village of Roslin. Close to excellent amenities and transport links including Straiton Retail Park and the Edinburgh City Bypass, the property will undoubtedly appeal to a variety of buyers. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private front and rear gardens
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the accommodation briefly comprises of; welcoming entrance vestibule, hallway with a useful storage cupboard and attic access, light and airy reception room with a press cupboard, fully-fitted kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas and access to the rear garden, first front-aspect double bedroom with room for freestanding furniture, second good sized double bedroom with space for different configurations, third large single bedroom with a rear outlook, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Selected fixtures and fittings, including; integrated electric hob and extractor hood, freestanding fridge-freezer, washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A lovely and well-kept private garden to the front of the property with artificial turf offers a perfect spot for residents to enjoy whilst offering a low maintenance upkeep. The rear garden is mostly laid to chipstone with a garden shed included and a side access gate. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





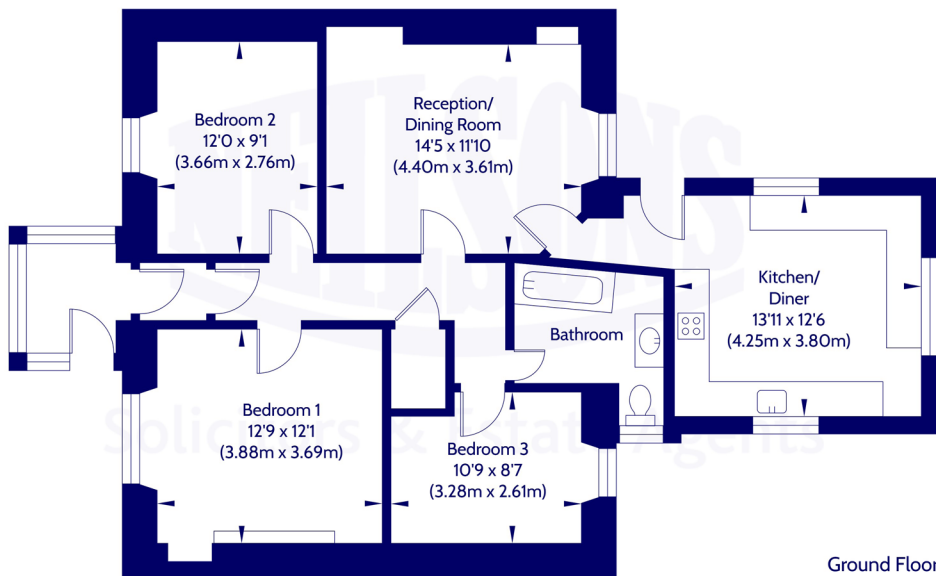
## Location

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities. The nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.





Approx. Gross Internal Floor Area 90.63 Sq M / 976 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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