



Solicitors & Estate Agents










Offers Over

**£185,000**

## 47 Rosabelle Road

Roslin | Midlothian | EH25 9PB

This charming and well-proportioned terraced villa located in the sought-after village of Roslin offers a quiet cul-de-sac setting with no through traffic. Benefiting from delightful established private gardens, the property lies within easy reach of local amenities, excellent transport links and the local primary school, making it an ideal choice for first-time buyers, professionals or small families.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



## Description

The accommodation is tastefully presented throughout and includes a welcoming entrance hallway with excellent practical storage provisions and direct access to the rear garden. The bright front-facing lounge offers a comfortable living space, while the generous dining kitchen, fitted with a range of wall and base units and enjoying a pleasant outlook over the private garden, provides the perfect setting for family meals or entertaining. A carpeted staircase leads to the upper floor, where there are two spacious double bedrooms, the principal room benefiting from built-in storage. The modern bathroom is fitted with a white three-piece suite. The home further benefits from gas central heating with combi boiler, double glazing and a fully insulated attic.





## Extras

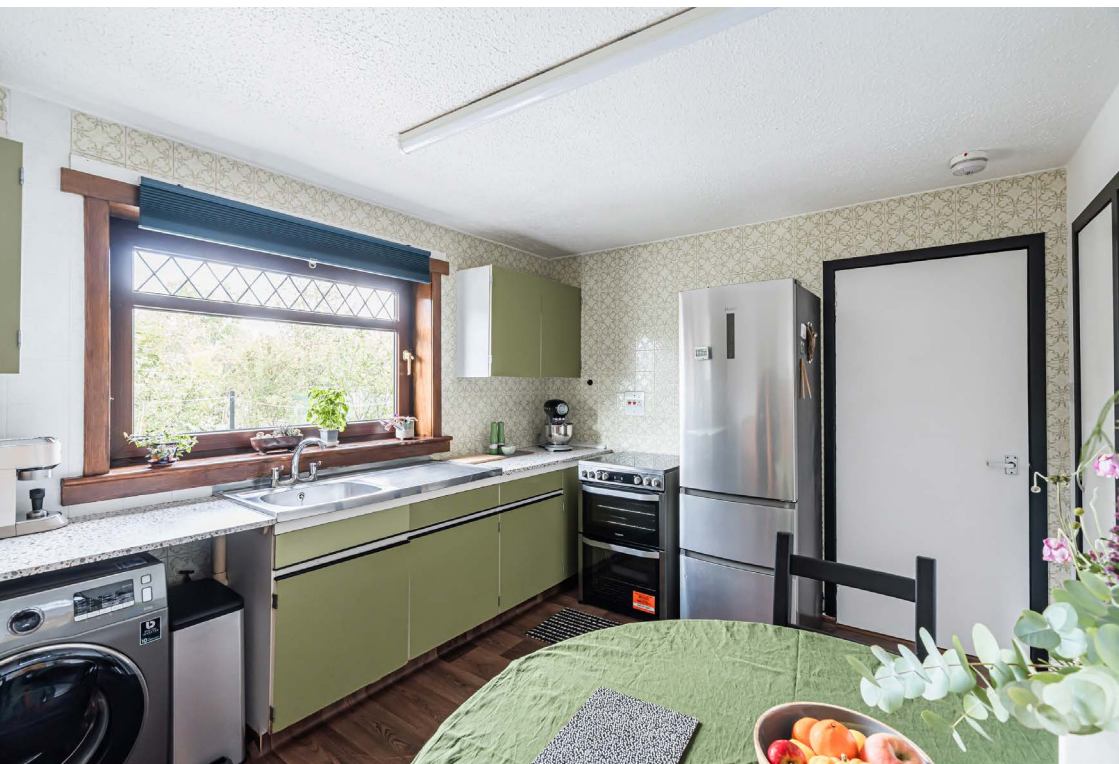
All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker and washing machine.

## Gardens and parking

The property enjoys private gardens to both the front and rear, with the rear garden offering a particularly secluded setting surrounded by established greenery, creating a delightful space for relaxation and outdoor enjoyment. Ample on-street parking is readily available within the street.

## Viewing

By appointment with Neilsons on 0131 625 2222.





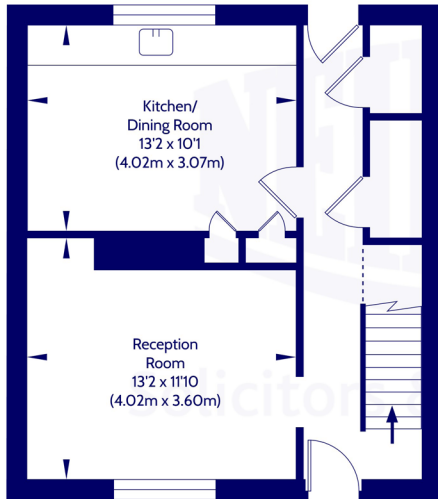
## Location

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 80.08 Sq M / 862 Sq Ft.



Ground Floor



First 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.



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