





HOUSE & SON

House & Son are delighted to be able to offer for sale this character maisonette within the prestigious Talbot Woods conservation location. The property is set within a character detached house, being one of only three flats in total. The property is located on a generous corner plot with enveloping gardens. The accommodation is a modern finish, retaining character features, boasting two double bedrooms, two bathrooms, and an inviting bright and airy character "loft style" living room. Externally, there is allocated parking to rear with an arranged parking space. New Lease upon completion of sale and benefit of no FORWARD CHAIN!

FEATURE PORCH

Storm proof cover. Wooden porch door opening into communal entrance lobby. Further door to communal entrance hall.

COMMUNAL ENTRANCE HALL

Communal entrance hall to 10a and 10b Roslin Road. Wide and easy tread stairs to half landing with original feature leaded and stained glass detail bay window. Stairs returning to first floor landing. Front door to 10b.

ENTRANCE HALL

"L"-shaped. A communicating hallway with all principal rooms leading off. Radiator. Porta phone entry system. Understairs recessed storage closet.

FIRST FLOOR BEDROOM ONE

12' 6" x 12' 6" (3.81m x 3.81m)

Feature original leaded glazed window to rear, overview over tree lined Stirling Road. Radiator. Tall ceilings.

EN-SUITE

9' 1" x 5' 10" (2.77m x 1.78m)



Leaded and stained glazed original windows to side aspect. Large oversized quadrant shower with tray. Sliding curved glazed doors enclosures. Fitted thermo "T"-bar shower with rising rail and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan.

FIRST FLOOR BEDROOM TWO

12' 8" x 12' 5 into bay max" (3.86m x 3.78m)

"L"-shaped room. Feature leaded glazed original character bay window to front overlooking green and leafy Oban Road. Coved ceiling.

FIRST FLOOR BATHROOM

9' 0" x 7' 3" (2.74m x 2.21m)

A generous sized bathroom with bath, end and side panels, mixer taps over. Shower screen to side. Thermo "T"-bar shower with rising rail and shower attachment. Part tiled walls to principal area. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan. Tall ceilings.

STAIRS TO SECOND FLOOR

Stairs rising from first floor to open planned "loft room style" living room.

OPEN PLAN LIVING ROOM

24' 0" x 22' 0 max" (7.32m x 6.71m)

The heart of this home is this inviting space with features of exposed brick work, vaulted ceilings and an abundance of natural light from the windows with an east to west aspect.

LIVING AREA

versatile living area. Vaulted ceilings have inset Velux-style windows to the southerly aspect and original character window to west. A bright and spacious area. There is combined area for casual or family dining. To the side, there is a media/study work from home space with feature vaulted



ceiling and two inset Velux-style windows.

KITCHEN AREA

A social space connecting with the overall "loft room". One and half stainless steel sink unit with drain and mixer taps over. Feature eaved ceilings with inset Velux style window. Fitted range of base units, incorporating drawers with work top surfaces over. Part tiled splashback, inset five ring gas hob with over head "suspended" cooker filter hood, single combination oven. Integrated fridge and separate freezer. Integrated washing machine and dishwasher.







OUTSIDE FRONT

Communal pathway to porch.

OFF ROAD PARKING

Off road parking to the rear, accessed from Stirling Road.

Dual opening wooden gates to allocated parking.

TENURE

New 167 (approximately) year lease upon completion.

Ground Rent - Peppercorn.

Maintenance - As and when basis.



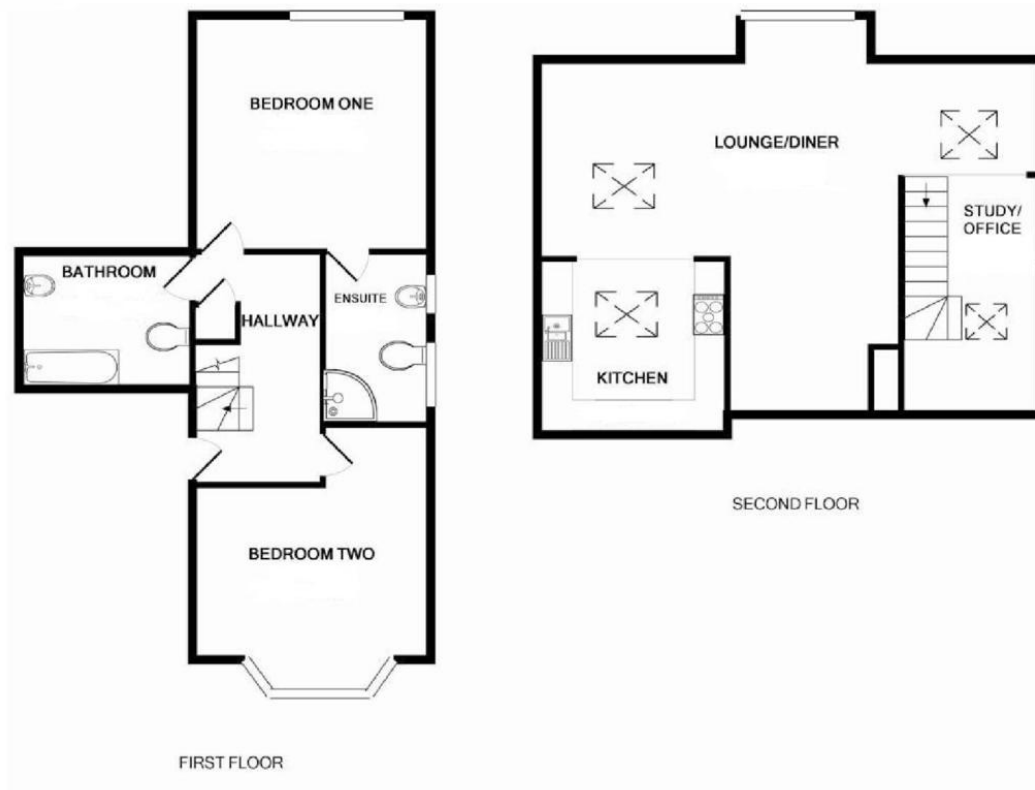
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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