



1 Oatslie Cottages
ROSLIN | EH25 9QN


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Nestled in the heart of the rural Midlothian countryside, moments from charming Roslin is this historic semi-detached cottage. Set within secluded garden grounds with a driveway the property (now in need of light modernisation) would make an ideal scenic retreat within easy reach of Edinburgh.

The property comprises a bright dual aspect lounge with generous dining space, a kitchen with breakfast bar, two well-proportioned bedrooms and the home is completed by a bathroom with three piece suite.

Externally the large garden grounds are mainly laid to lawn with attractive trees.

- Charming and historic cottage in quiet rural setting
- Moments from Roslin and Edinburgh
- Large garden grounds with driveway and garage
- Bright dual aspect lounge with dining space
- Kitchen with breakfast bar
- Two well-proportioned bedrooms
- Bathroom with shower over bath

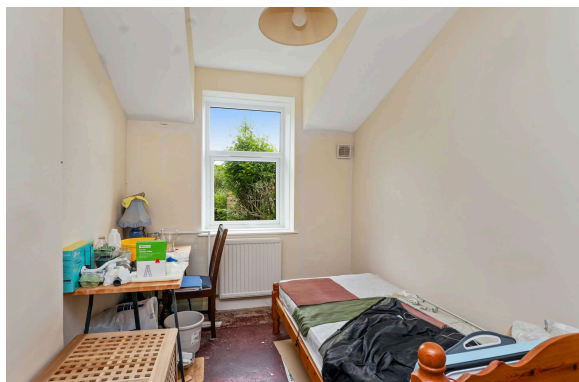
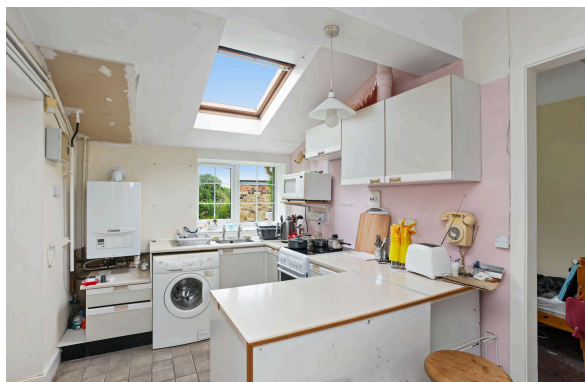
Council tax band C, EPC rating D

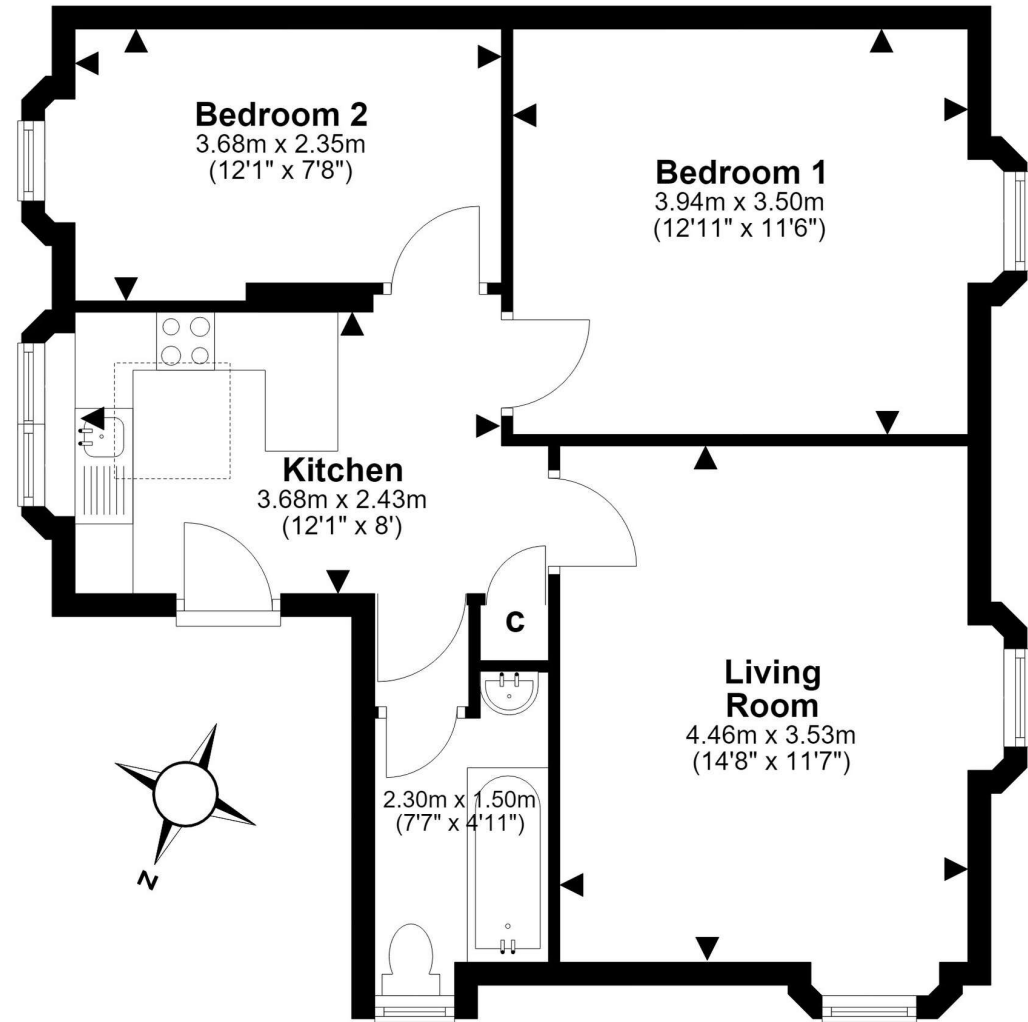
Extras: Cooker, washing machine and certain items of furniture can be included in the sale by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the Roslin Institute and University campus, city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.