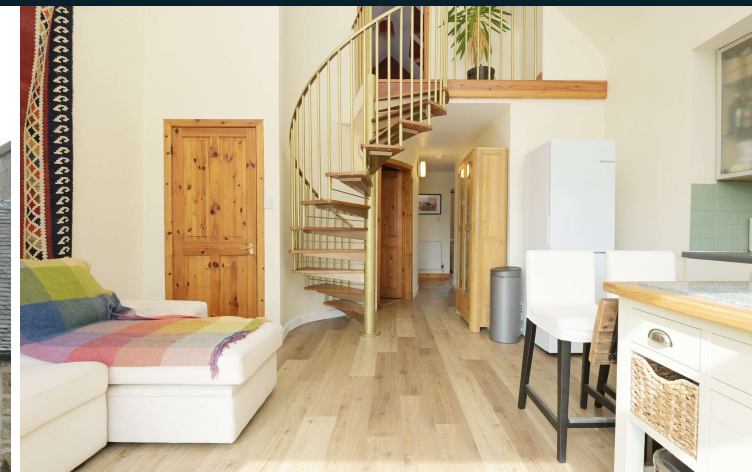




Location

This 3 bed semi-detached cottage is situated in the historic and sought after village of Roslin. Lying just outside the city of Edinburgh, Roslin offers the perfect blend of a rural setting with access to local amenities and facilities but within easy reach of the city.

Several local shops are on hand to cater for everyday needs, with a superb range of shopping outlets available at Straiton Retail Park including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet.

A frequent public transport service operates through the village to and from Edinburgh and further afield. For the commuter, 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 Roslin Institute and Easter Bush Campus are also easily accessible.

The village is famous for its 15th Century Rosslyn Chapel and for those who enjoy the countryside, Roslin Glen Country Park is on the doorstep and the Pentland Hills a short hop away, along with the Snowsports Centre at Hillend.

Schooling is well represented from nursery to senior level, with the local primary school within walking distance, making it a perfect location for families with young children.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Living room

Open plan kitchen/breakfast room with direct patio access

Principal bedroom and two further bedrooms

Modern bathroom with shower over bath, WC and washbasin

Newly renovated ensuite and main bathroom

Extra Features

Private garden to the rear with shed, leading to private off-street parking

Gas central heating with new boiler

Easily accessible and generous attic storage

Wood burning stove

Double glazing



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

