



Solicitors & Estate Agents



## 49 Station Road

Roslin | Midlothian | EH25 9LP

Superb opportunity to acquire this rarely available one-bedroom main door lower villa, quietly positioned within the historic and highly sought-after Midlothian village of Roslin. Boasting private garden space and well-proportioned accommodation throughout, the property enjoys a peaceful setting whilst remaining close to fantastic local amenities, scenic walks, and convenient transport links, making it an ideal purchase for first-time buyers, buy-to-let investors, and those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private garden & shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B

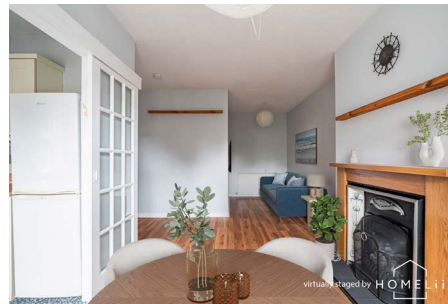


## Description

The accommodation begins with a welcoming entrance vestibule leading into the hallway, where a useful double storage cupboard provides excellent everyday practicality. The bright and airy lounge/diner enjoys a peaceful rear-facing aspect and is centred around an attractive gas fireplace, creating a comfortable space to relax. A useful utility cupboard houses the boiler and provides additional storage. Sliding doors lead through to the well-appointed kitchen, fitted with a range of integrated and freestanding white goods. Partial wall tiling in the splash areas and mood-setting under-unit lighting complement the generous worktop and cupboard space. The bedroom is a comfortable front-facing double featuring wall-to-wall fitted wardrobes while still offering ample room for additional freestanding furniture. Completing the accommodation is the well-kept bathroom, fitted with a shower over the bath, partial wall tiling, tiled flooring, and a heated towel rail.

Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging 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.*



## Gardens & Parking

Externally, the property enjoys a lovely private front garden, screened by mature shrubs to provide a good degree of privacy. To the rear, residents have access to a shared drying green, while a private shed offers valuable external storage. For the car owner, there is unrestricted on-street free parking to accommodate both resident and visitors alike.

## Extras

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

## 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 51 Sq M / 548 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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