










Offers Over

£325,000

63 Station Road

Roslin | Midlothian | EH25 9LP

A fantastic opportunity has arisen to purchase this rarely available 3/4 bedroom semi-detached villa commanding an enviable setting within an established private cul-de-sac estate, quietly positioned in the delightful Roslin district of Midlothian, within easy reach of excellent local amenities and transport links.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - F



Description

This delightful home offers a high degree of privacy to the front and rear, enjoying a leafy setting to the front and a private sunny, south-facing garden to the rear with large driveway and single garage to the side. Enjoying excellent natural light throughout, the flexible accommodation comprises; entrance vestibule and hallway with good storage provisions and carpeted staircase leading to the upper floor. There is a beautifully appointed 21' reception/ dining room with central fireplace housing the wood burner. This room is quietly positioned to the rear and enjoys a delightful calming ambience with French doors leading directly to the sunny, leafy, tranquil garden. There is a sizeable kitchen/diner located to the front, fitted with ample wall and base units and work surfaces incorporating the cooker, washing machine and fridge freezer included in the sale. Accessed from both the reception room and kitchen, is the formal dining room with front facing aspect. This room offers excellent flexibility and could be the fourth bedroom, kids playroom or home office. Double bedroom number 3 again offers versatility and is set to the rear with French doors leading to the garden. Completing the downstairs accommodation is a useful two piece WC apartment. A split level carpeted staircase leads to the upper floor with useful storage cupboards and leads to the two good sized double bedrooms, both with built-in wardrobes, with the larger of the two housing the hatch to the attic. Lastly the contemporary shower room with Velux window to rear is fitted with a white modern suite including a walk-in shower with mains shower unit. Further benefits include a gas central heating system with upgraded boiler (2019) and double glazing.



Extras

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

Externally

The property is set on a sizeable plot with leafy aspects to the front and rear. There is a private garden to the front, laid to lawn with attractive, established borders with a chipstone driveway to the side which leads to the single garage with power and light. Adjacent to the house is an additional strip of garden ground belonging to the property. A fantastic feature of this wonderful home is the sunny, south facing rear garden, enjoying a high degree of privacy and a lovely tranquil space with lawn, patio and an array of mature plants, shrubs and flowers. Additional on-street parking is available for visitors.

Viewing

By appointment with Neilsons on 0131 625 2222.



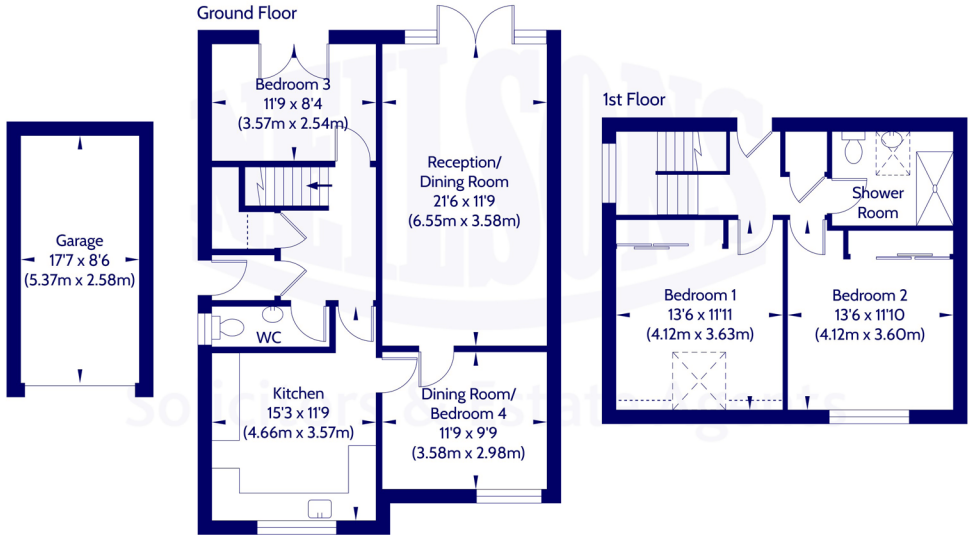


Location

63 Station Road is quietly positioned at the end of a cul-de-sac setting, just off the Main Street in the sought after historical village of Roslin, some 8 miles from Edinburgh's City Centre. The property is just a short walk from the Main Street where many local amenities and facilities can be found. An attractive semi-rural setting with many excellent recreational facilities on hand including Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park and the Pentland Hills offering lovely walks. The property is also conveniently placed for Midlothian Snowsports Centre. Whilst enjoying a peaceful village setting, the property is conveniently positioned close to Straiton Retail Park providing many high street-named shops and services including a 24hour Asda's supermarket, Sainsburys and Marks & Spencer's Food Outlet. The City Centre is also within easy reach by way of a good public transport service. The City of Edinburgh Bypass is within a short drive linking the A1 to the East and M8/M9 motorway networks to the West, offering a great location for the commuter.



Approx. Gross Internal Floor Area 117 Sq M / 1261 Sq Ft.



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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