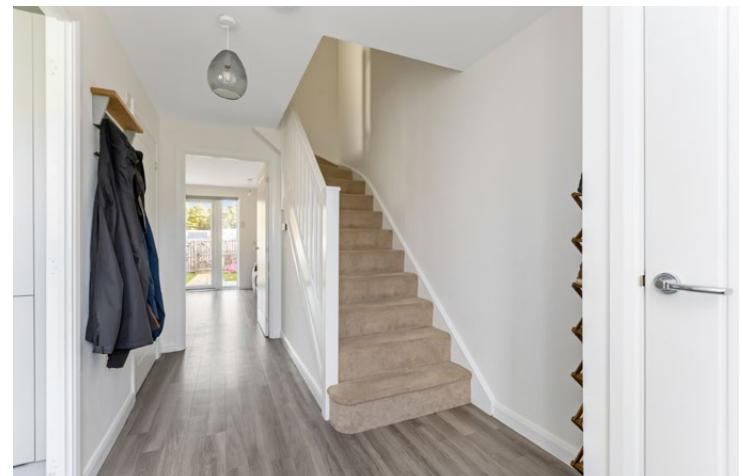


KILGOUR

PROPERTY



35 Merricks Avenue, Roslin, EH25 9AX





- Lounge/Diner
- Separate Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- 2 Allocated Parking Spaces
- Council Tax – Band E
- EPC – Band B



Viewing by appointment through selling agent on 0131 273 5233

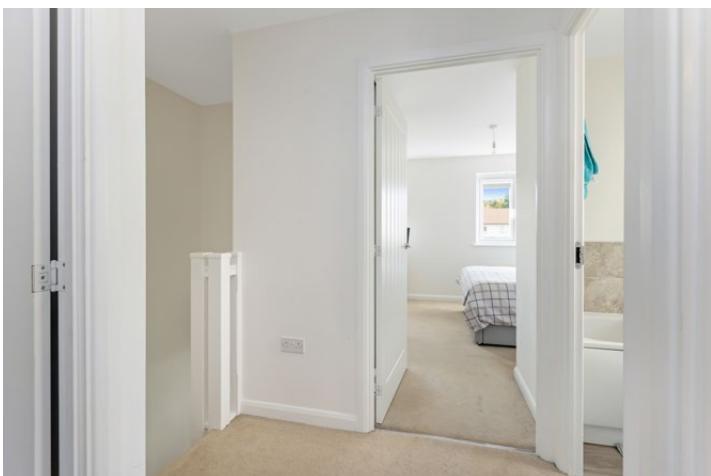
Description

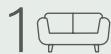
A well presented and ideally located semi detached villa set in a popular and modern development built by Taylor Wimpey homes. There are excellent day to day amenities close by and the property is well placed for the commuter. The property benefits from gas central heating and is double glazed throughout.

Externally there are private gardens to the front and rear as well as 2 allocated parking spaces.

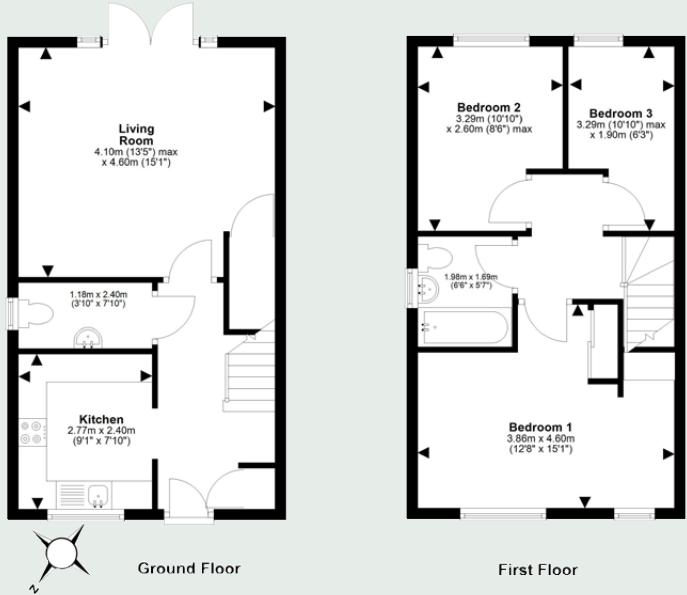
Location

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 in the village itself. Further facilities are available in nearby Penicuik while 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, Rosslyn 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.





B EPC BAND
COUNCIL TAX BAND



Lounge/Diner	15'1 x 13'5	4.60 x 4.10m
Kitchen	9'1 x 7'10	2.77 x 2.40m
Bedroom 1	15'1 x 12'8	4.60 x 3.86m
Bedroom 2	10'10 x 8'6	3.29 x 2.60m
Bedroom 3	10'10 x 6'3	3.29 x 1.90m
Bathroom	6'6 x 5'7	1.98 x 1.69m







K I L G O U R
P R O P E R T Y

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