This attractive double upper flat is well presented throughout and forms part of a traditional stone built terrace which is situated within the popular residential village of Roslin.

Shared entrance hall, reception hall, lounge, breakfasting sized kitchen, two bedrooms and modern bathroom.

Gas central heating, modern double glazing, store and large shared gardens.
SITUATION
The picturesque village of Roslin, is approximately 5 miles south of Edinburgh. There is an excellent local primary school within walking distance and a good local secondary school. There is a good range of local shops and a wider range at the nearby retail complex at Straiton. There are a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historical Rosslyn Chapel. Regular bus services provide access to the City Centre and beyond. There is access to the City by-pass, which takes you to the City Centre, the A1, Edinburgh Airport, Gyle Shopping Centre and the motorway network.

GENERAL DESCRIPTION
This attractive double upper flat is well presented throughout and forms part of a traditional stone built terrace which is situated within the popular residential village of Roslin. The layout comprises – shared entrance hall with stairs to the upper floor; reception hall with access to lower floor rooms and staircase to the upper hall; attractive lounge with front facing window; modern fitted breakfasting sized kitchen with space for informal dining and window to the rear overlooking gardens; upgraded bathroom with window to the rear and shower over the bath; upper hall with storage off; double bedroom one with rear facing twin windows enjoying an open outlook towards the Pentland Hills and featuring a fitted wardrobe; single bedroom with front facing dormer window. The property’s specification includes modern gas central heating and double glazing. Externally to the rear there is a large enclosed shared garden which is mainly lawn. Internal viewing is strongly recommended to fully appreciate the many features of this delightful home.
ACCOMMODATION
(All sizes approximate and at widest point)

LOUNGE
12'3" x 10'2"
3.75m x 3.10m

BREAKFAST KITCHEN
10'11" x 8'6"
3.34m x 2.56m

BEDROOM 1
11'8" x 11'1"
3.55m x 3.38m

BEDROOM 2
11'8" x 6'7"
3.55m x 2.02m

BATHROOM
6'7" x 5'11"
2.02m x 1.81m
ENTRY
By Arrangement.

PRICE & VIEWING
For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: D

NOTES OF SALE
All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.