




COULTERS[©]

34 MAIN STREET

ROSLIN, EH25 9LB

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Behind the smart front door of 34 Main Street you will find an immaculately presented, charming family home spanning three gorgeous floors. The home has been lovingly upgraded by the current owners to create most engaging, well finished spaces throughout.

The hall has attractive flooring (continued through to the sitting room & kitchen), bouncing natural light and a carpeted stair. The cosy sitting room has a wonderful log burner, creating a perfect focal point for a relaxing evening.

KEY FEATURES



Immaculately presented terraced house.



Four beautiful double bedrooms.



Private, enclosed rear garden with external garden office.



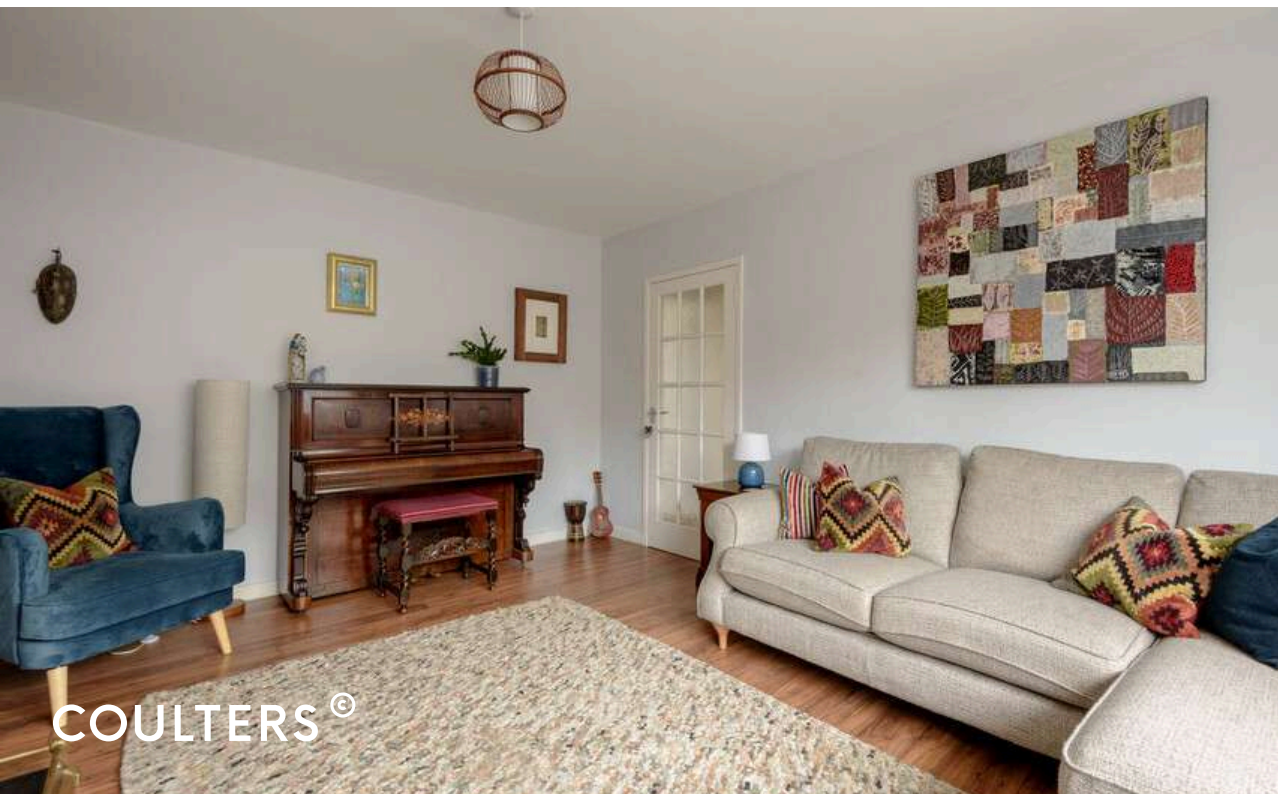
Unrestricted on street parking.



Superb central location in the historic village of Roslin.



Within a short walk of local shops.





Wall and base mounted cream cabinetry in the kitchen is off-set by lovely wood worktops, with space for a table and chairs, in addition to direct access to the rear garden. The first floor has three extremely attractive double bedrooms, all with fitted carpets and pendant lighting. The stunning family bathroom is fitted with sleek marble tiling comprising; bath (with shower over), WC and wash hand basin. The master bedroom is tucked away at the top of the house, has a walk-in wardrobe and views of the Pentlands, filled with light and beautifully finished. The private, enclosed garden is a fantastic space, mainly laid to lawn with a decked patio area and a superb outside garden office, insulated and fitted with lighting & power to create a great work from home space. There is also a vent fitted for a tumble drier. Unrestricted parking is available on the street outside.





THE LOCAL AREA

The property is located within the charming historic village of Roslin, home of the famous Rosslyn Chapel, which lies approximately 7 miles south of Edinburgh city centre. The village is well served by local shops for every day needs and further, more extensive, amenities are available from nearby Straiton Retail Park which has a large Sainsburys, Asda, Ikea and M&S Food amongst others.

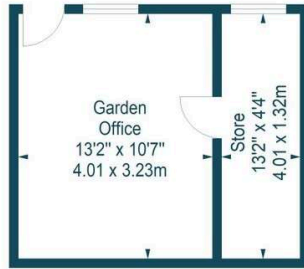
There is a thriving local community that organize events throughout the year for all the family to enjoy. The village has a primary school and the Pentland Science Park is also close at hand. The area is well serviced by buses to and from the city, and nearby the A701 offers motorist easy access to Edinburgh bypass which in turn leads to the motorway network and Edinburgh international airport.



EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



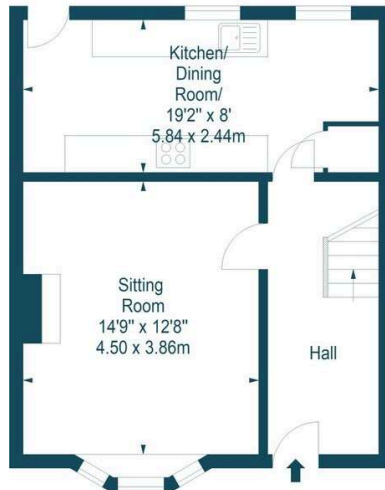


Ground Floor

Main Street,
Roslin,
Midlothian, EH25 9LB



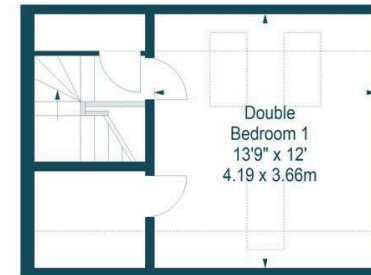
Approx. Gross Internal Area
1165 Sq Ft - 108.23 Sq M
Garden Office & Store
Approx. Gross Internal Area
202 Sq Ft - 18.77 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



Second Floor

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 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.