



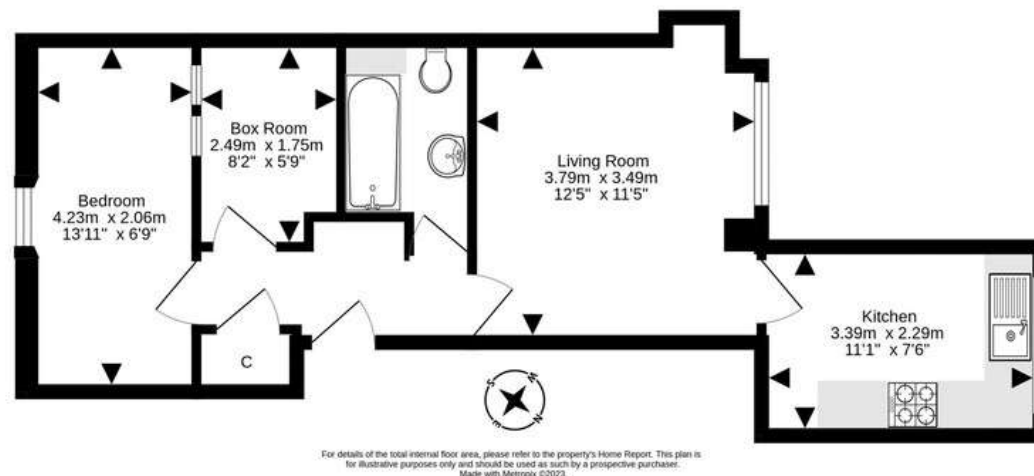
A delightful one bedroom traditional built ground floor flat offering spacious and well-proportioned accommodation, ideal for the first time buyer or investment opportunity. The property would benefit from some modernisation making this an excellent opportunity for those looking for a project. The property further benefits from a shared well-kept rear garden and drying area along with unrestricted on street parking.

- Reception hallway.
- Box room along with a shelved storage cupboard.
- Rear facing living room looking on to the rear garden.
- Kitchen with a range of wall and base units.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing.
- Electric storage heaters.
- Shared gardens and drying green to the rear.
- On street parking.

## Location

Roslin is a picturesque village located in the Midlothian region, just 7 miles south of Edinburgh city centre. The village is surrounded by stunning countryside, including the Pentland Hills and the River North Esk, making it a popular destination for walkers, hikers, and outdoor enthusiasts. One of the most notable features of Roslin is the historic Rosslyn Chapel, which dates back to the 15th century and is famous for its intricate stonework and mysterious legends. The chapel has been featured in many books and films, including Dan Brown's bestseller, The Da Vinci Code. In addition to the chapel, Roslin is home to a range of local amenities, including a post office, library, community centre, and several shops and cafes. There is also a primary school located in the village, making it a great place for families with young children. For those who enjoy outdoor activities, there are plenty of opportunities for hiking, cycling, and fishing in the surrounding countryside. Overall, Roslin is a charming village with a rich history and plenty of natural beauty to explore. It's the perfect place for those who want to enjoy the tranquility of village life whilst still having easy access to the amenities and attractions of Edinburgh.

## EPC Band - E



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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McDougall McQueen