

3C Station Road
ROSLIN, EH25 9LP



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Roslin is a picturesque village situated to the south of Edinburgh city centre and east of the Pentland Hills. This attractive town is surrounded by open countryside and offers a wide range of local amenities. Within a short ten minute drive you will find the Straiton Retail park offering even more choice for shopping and groceries with Asda, Sainsbury's, Ikea and Costco all present. There are a range of recreational facilities, with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school with secondary schooling available in nearby Penicuik. The village also benefits from great transport links, with regular bus routes to the city centre and easy access to the city bypass.

DESCRIPTION

3C Station Road is a two bedroom, first floor flat with beautiful views of the Pentland Hills. The property, which would be an ideal first time buy or buy to let investment, comprises: communal stairwell; entrance hall with cupboard off; bright and spacious living/ dining room; internal kitchen; well proportioned double bedroom 1; good sized single bedroom 2 and internal bathroom with electric shower over bath. Further benefits include: gas central heating; double glazing; shared rear garden laid to lawn; unrestricted street parking; good local amenities and transport links.

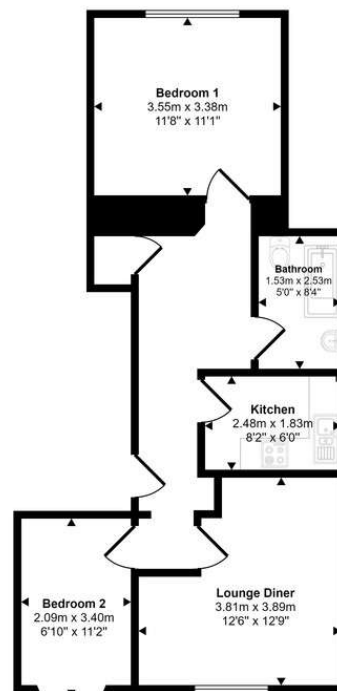
EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

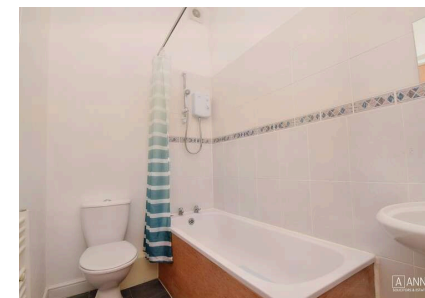
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Approx Gross Internal Area
56 sq m / 598 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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