







## Welcome

Welcome to 1B Station Road, a gorgeous ground floor flat set in the very heart of the historic village of Roslin. McDougall McQueen are delighted to present this one-bedroom property, ideal for property investors, first time buyers, and those looking for ground floor living. The property benefits from double glazing, gas central heating, large store cupboard in communal entrance hall, and communal drying green. Presented in excellent walk-in condition having been lovingly enhanced by its current owners, the property is within close proximity of all the historic sites and amenities Roslin has to offer and is within easy reach of the city by-pass.

- Lovely central location in the beautiful historic village of Roslin
- Well kept stair with only four properties having access
- Communal hall with own lockable store cupboard
- Entrance hall with shelved store cupboard and clothes pulley
- Living room with front facing window
- Lovely, fitted kitchen with front facing window, a range of base and wall units, electric cooker, washing machine, dishwasher, and fridge freezer
- Large double bedroom with ample storage and wardrobe space
- Gorgeous family bathroom with three-piece white suite, electric shower over the bath, wc, sink with vanity unit and towel radiator
- Double glazing and gas central heating
- Communal drying green and ample unrestricted on street parking
- Viewing essential, this property is not to be missed











## Roslin

Roslin is a picturesque and historic village quietly located approximately seven miles south of Edinburgh City Centre. This popular village has a strong community atmosphere. There are good local amenities which include a range of shopping facilities, doctor, and dental surgeries. A further selection of supermarkets and high street stores can be found at nearby Straiton Park including a Sainsbury's supermarket, Next, Ikea, Costco, and a Marks & Spencer's food outlet. There is also a 24hr Asda within a short distance from the property. The local Primary school is within easy walking distance and the nearest high school is Beeslack High School which is accessed by school bus. A regular bus service operates to the City and surrounding areas and motorists have quick access to the City Bypass which in turn leads to all major road networks including the A1, M8 and M9 motorways while there is also easy access to Edinburgh Airport and the Forth Road Bridge. Local leisure facilities within the village include a bowling green, Glencorse Golf Course and close by is the Bush Estate along with the Roslin Glen and the Esk Valley which are popular places for country walks. Also, nearby is the Rosslyn Chapel, built in 1446 which is famed worldwide for the beauty of its carvings.

## Extras

Included in the sale are: floor coverings, light fittings, blinds in the kitchen and living room, electric cooker, and all white goods. No warranty applies to any white goods or appliances included in the sale and these items are sold as seen.









# Get in touch

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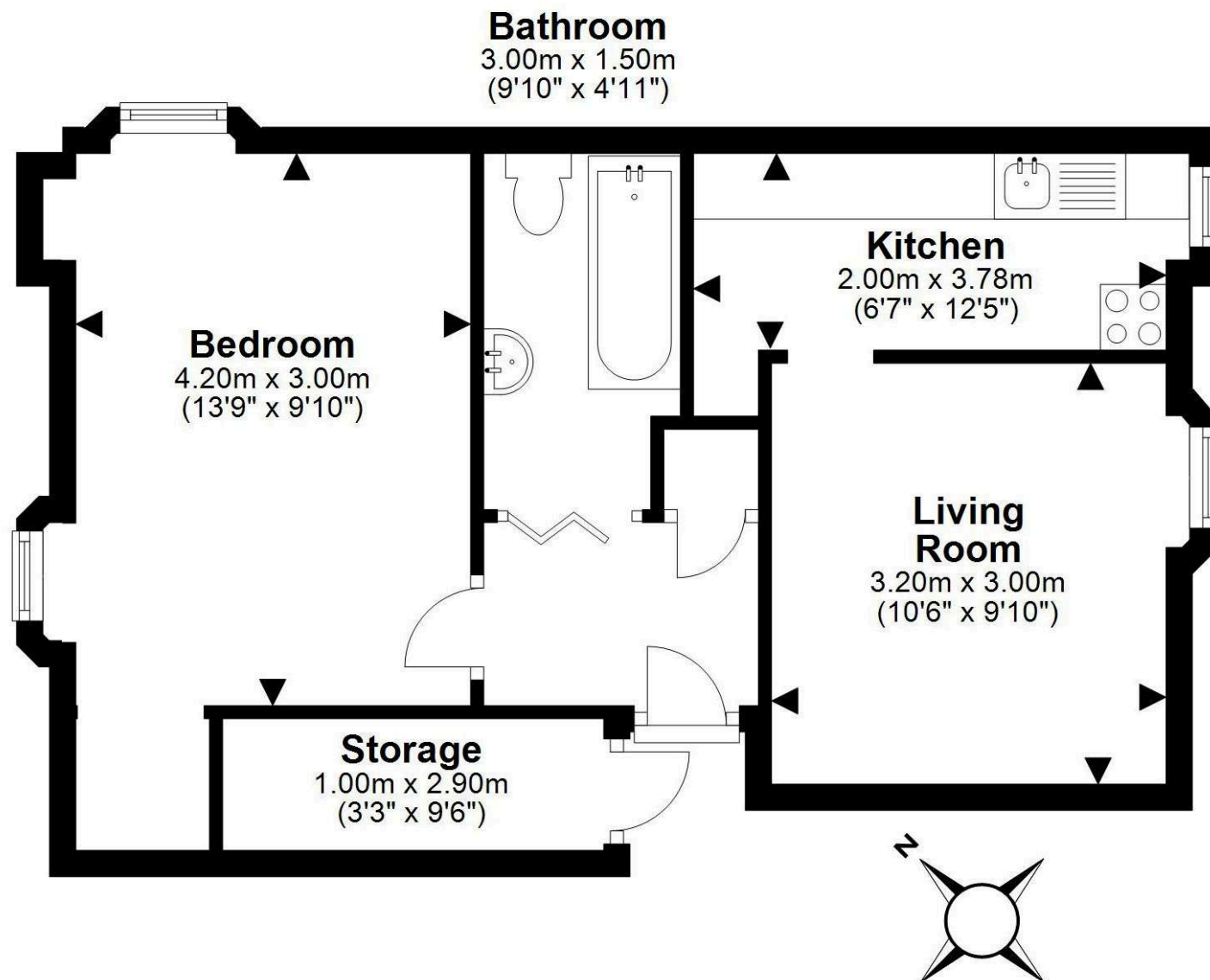
Bruntsfield Office:

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CHARTERED FIRM

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.