



**7 Downing Court**  
Roslin, EH25 9PN

A

*"7 Downing Court is an attractive and beautifully presented detached villa located in a quiet cul-de-sac, in the heart of the village"*

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- LARGE ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE









### 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.

### COUNCIL TAX

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



### DESCRIPTION

7 Downing Court is an attractive and beautifully presented detached villa located in a quiet cul-de-sac and set in the historical village of Roslin.

Accommodation comprises: entrance hall; bright and spacious living room; stylish and fully fitted kitchen with integrated appliances and dining area with space for a table and chairs; downstairs WC; master bedroom with en-suite shower room, large double bedroom, good sized third bedroom and family bathroom with heated floor.

Further benefits include gas central heating, double glazing, large attic, private front & rear gardens, driveway providing off street parking and leading to a large single garage with storage space.

### EPC RATING

The energy efficiency rating for this property is band C.





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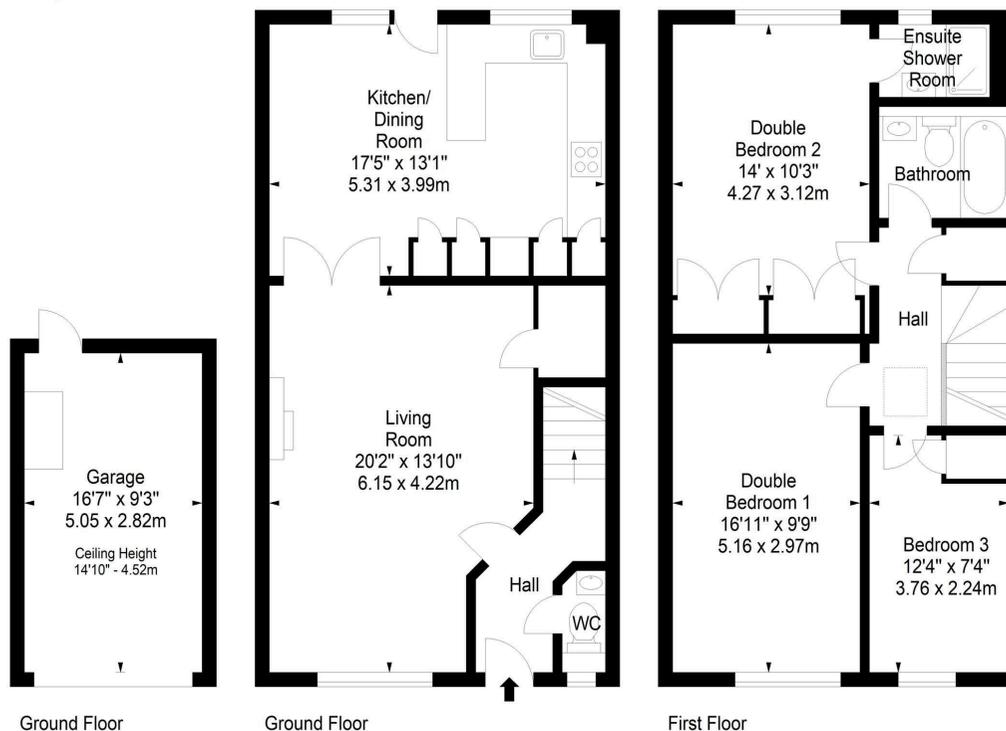
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Downing Court,  
 Roslin,  
 Midlothian, EH25 9PN



Approx. Gross Internal Area  
 1172 Sq Ft - 108.88 Sq M  
 Garage  
 Approx. Gross Internal Area  
 153 Sq Ft - 14.21 Sq M  
 For identification only. Not to scale.  
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