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61 Myrtle Crescent

ROSLIN, BILSTON, MIDLOTHIAN, EH25 9SB

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The property is situated in the picturesque village of Bilston, which is approximately five miles south of Edinburgh. There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA is also available in this location and its all within a ten-minute drive from the property. There are also a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel.

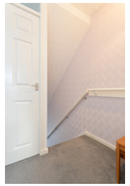
There is a brand new primary school within the village with secondary schooling available in nearby Penicuik. Regular bus services provide access to the city centre and beyond. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network.

New on the market is this two bedroom terraced house located in the Bilston area. Cosmetically the property is in good condition with scope to upgrade and in turn, will make for an ideal family home, briefly consisting of an entrance hall with under stair storage, a generous lounge/diner with windows to the front and rear flooding the room with light, a well proportioned kitchen with wall and base units and free-standing appliances and access to the rear garden.

The first floor consists of two good sized double bedrooms, one of which includes built-in storage. The fully tiled three-piece family bathroom with shower completes the internal accommodation. Each room also benefits from double glazing and gas central heating via combi-boiler. There is also an attic space that can be accessed via a loft ladder.

Externally the property has ample on-street parking, a secure easy to maintain garden to the front and a good size garden to the rear with laid lawn, shrubs and paving area.

Early viewing is advisable as this property is expected to be popular with a variety of buyers, particularly first-time buyers or family's looking for the ideal base to commute to Edinburgh or the many surrounding areas.











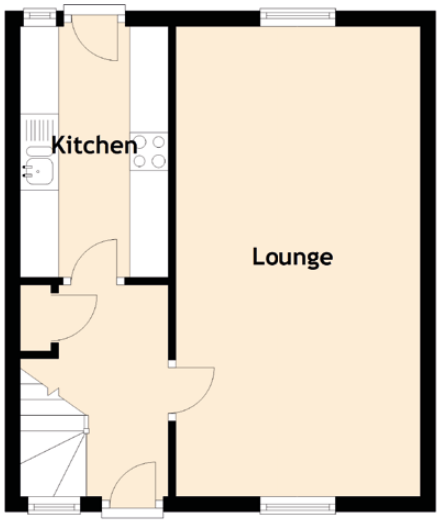




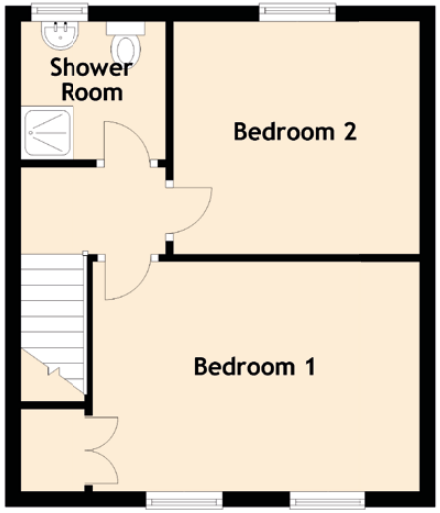
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

GROUND FLOOR



FIRST FLOOR



Approximate Dimensions (Taken from the widest point)

Lounge	6.16m (20'3") x 3.21m (10'6")
Kitchen	3.29m (10'10") x 1.93m (6'4")
Bedroom 1	4.34m (14'3") x 3.11m (10'2")
Bedroom 2	3.36m (11') x 3.05m (10')
Shower Room	1.91m (6'3") x 1.81m (5'11")

Gross internal floor area (m^2): 65m^2 | EPC Rating: C

Extras (Included in the sale): All white goods. Furniture may be available by separate negotiation.

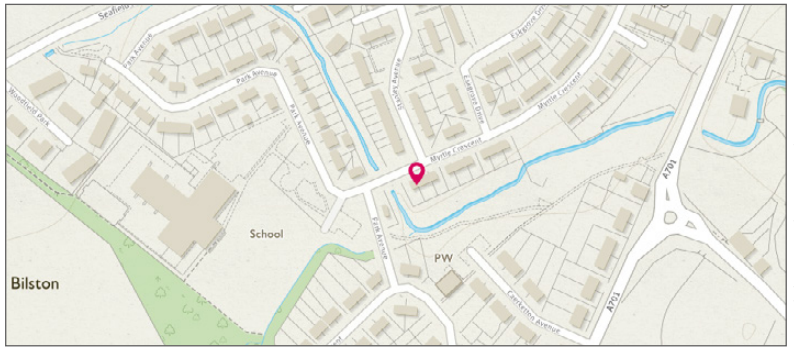


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Part Exchange Available

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