

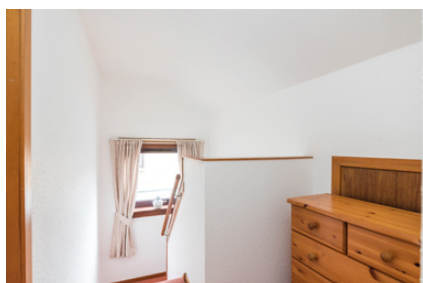
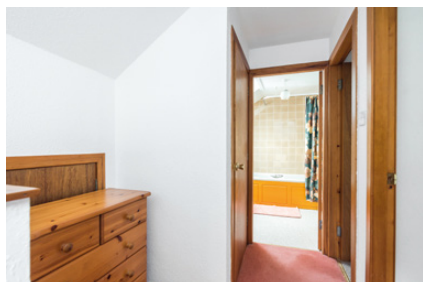
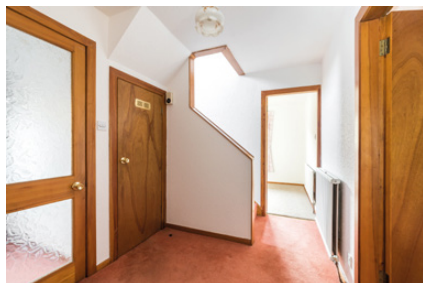


  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**63 Station Road**

ROSLIN, MIDLOTHIAN, EH25 9LP





# 63 STATION ROAD

ROSLIN, MIDLOTHIAN, EH25 9LP

An excellent opportunity has arisen to acquire this spacious four bedroom semi-detached house, making for an ideal family home while being well located within the popular Midlothian village of Roslin. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance vestibule which leads into the internal hallway with a large under-stair storage cupboard, a two-piece partially tiled WC, a bright and spacious lounge which offers gas or electric heating or an optional open fire, access through double patio doors to the rear sunny south facing garden, a spacious modernized (approx. January 2017) eat-in kitchen with an extractor hood and under-unit lighting.

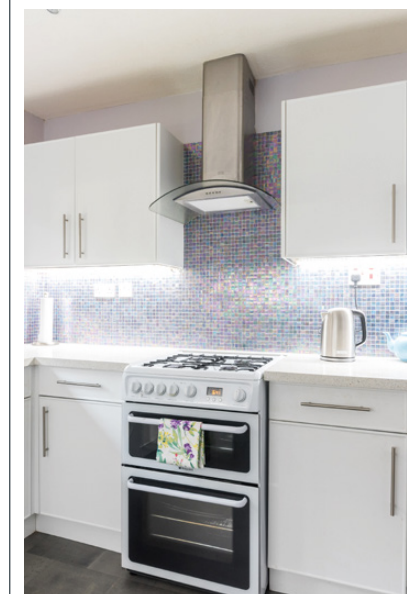
There are also two double bedrooms, one of which has optional use as a separate dining room.

First Floor: landing with a shelved linen cupboard as well as access into the eaves, two double bedrooms, both of which has treble built-in wardrobes and a three-piece, partially tiled family bathroom with an over-head shower and built-in storage space.

Attic: accessed via bedroom 1, providing more than adequate additional storage space.

The property also benefits from gas central heating, all new double glazed windows installed (approx. February 2017) on the Ground and First Floor, the front garden and side of property looks over to woodland where deer are often seen. The rear sunny south facing garden is secure and private.

The single driveway leading up to the single detached garage allows for secure off-street parking for up to three cars, while there is more than adequate on-street parking to accommodate for visitors.

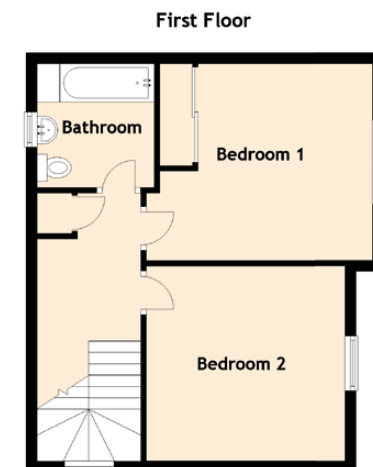
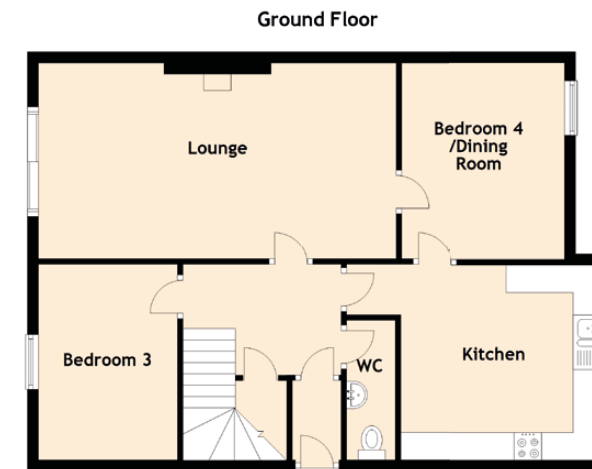






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                       |                                |
|-----------------------|--------------------------------|
| Lounge                | 6.56m (21'6") x 3.60m (11'10") |
| Kitchen               | 4.65m (15'3") x 3.57m (11'9")  |
| Bedroom 1             | 4.14m (13'7") x 3.60m (11'10") |
| Bedroom 2             | 3.64m (11'11") x 3.56m (11'8") |
| Bedroom 3             | 3.57m (11'9") x 2.55m (8'4")   |
| Bedroom 4/Dining Room | 3.60m (11'10") x 2.98m (9'9")  |
| Bathroom              | 2.26m (7'5") x 2.15m (7'1")    |
| WC                    | 2.55m (8'4") x 0.89m (2'11")   |

Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

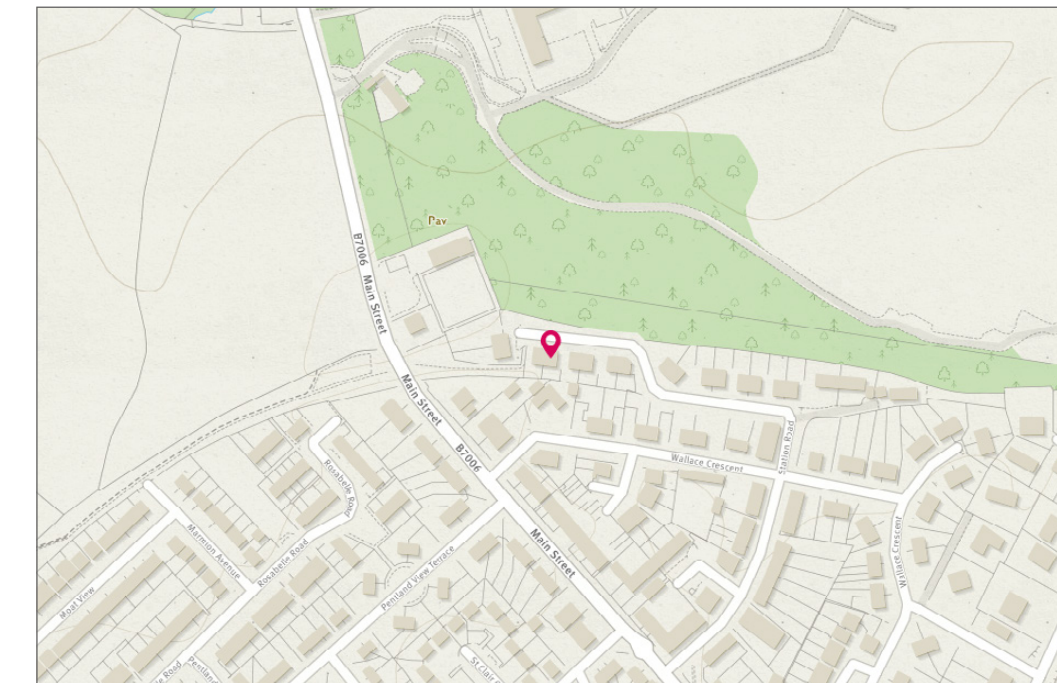


Image credit: <https://www.edinamurveys.co.uk/template/>