



# 25 Springfield Place, Roslin

Offers Over £149,000





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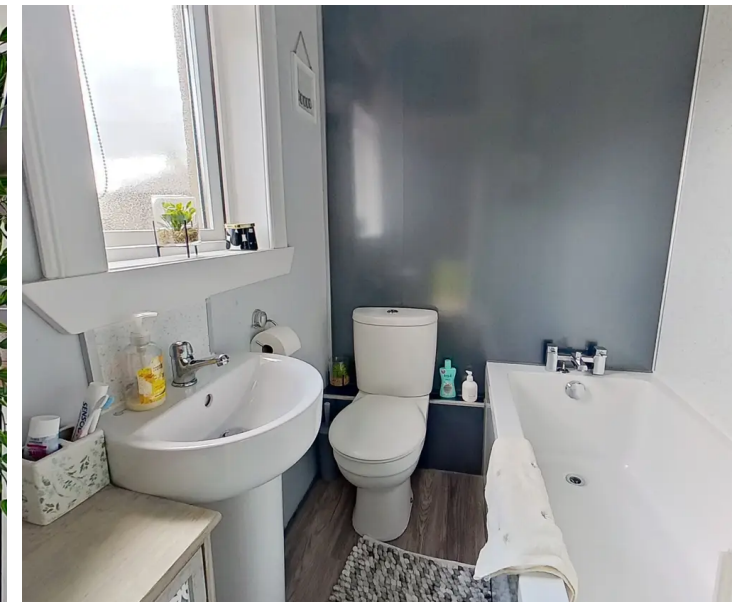
Roslin, Roslin

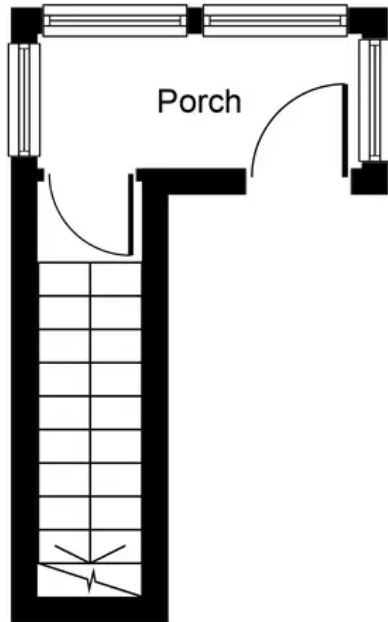
KnightBain Estate Agents are delighted to offer to the market this beautifully presented, main door upper villa, positioned within a highly desirable location close to many local amenities and within easy reach of Edinburgh and the city bypass.

Council Tax band: B

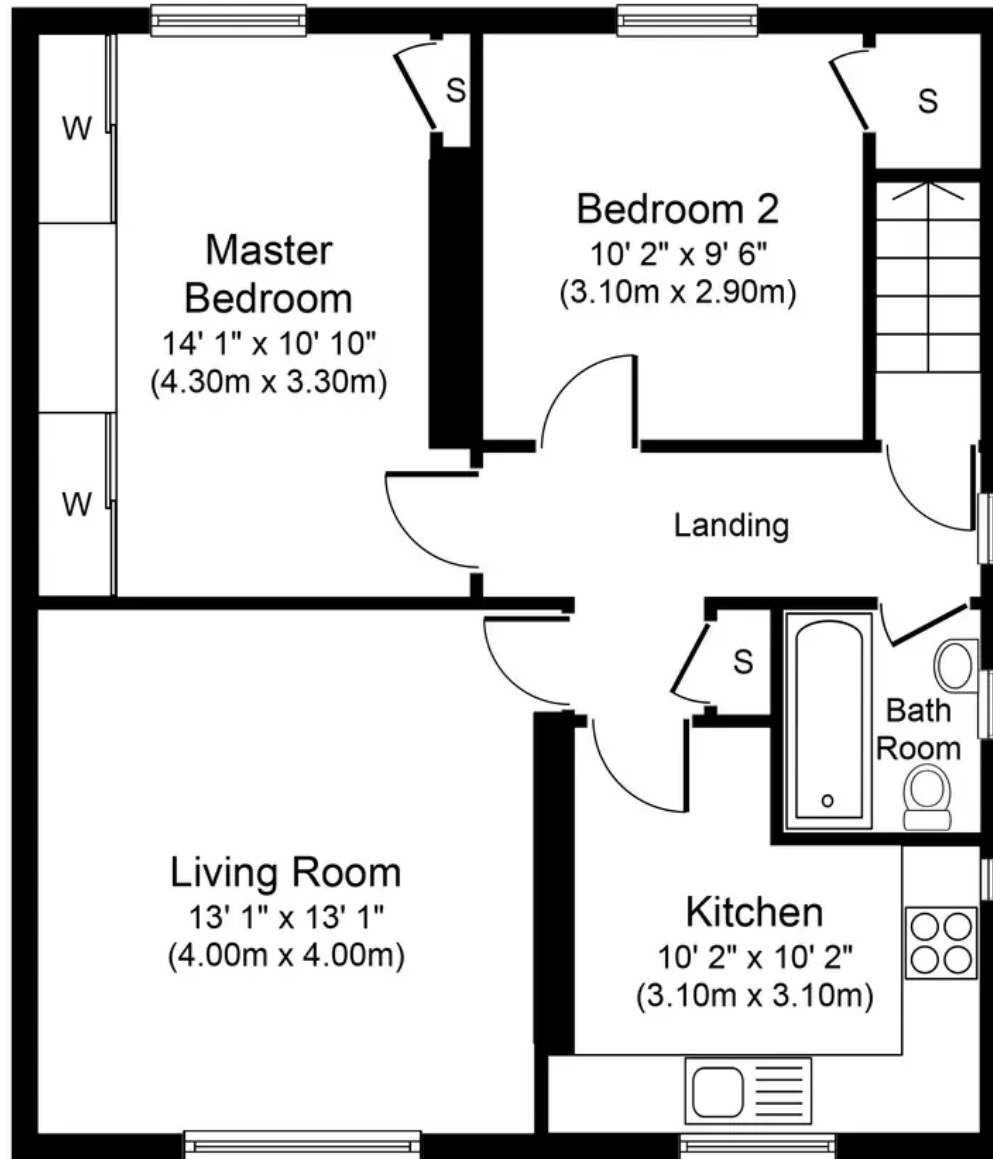
Tenure: Freehold

- Main Door Upper Villa
- Two Bedrooms
- Private Garden
- Modern Kitchen
- Free On Street Parking
- Move In Condition
- Attic with good storage
- EPC = D





**Ground Floor**  
**Approximate Floor Area**  
**66 sq. ft.**  
**(6.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**607 sq. ft.**  
**(56.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## **KnightBain Estate Agents**

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