





Derrick Mooney & RE/MAX Property welcomes you to this beautiful one bedroom apartment in the heart of Roslin village, offering a unique main door entrance. Step inside to find a large, contemporary lounge with a stylish log burner (perfect for cosy evenings in), and plenty of space for relaxing or entertaining friends. The modern kitchen is well-equipped with everything you need, while the spacious double bedroom provides a peaceful retreat after a long day. The bathroom is fresh and inviting, with sleek fittings and a calming atmosphere. Throughout the flat, you'll notice thoughtful touches and a bright, airy feel, making it a welcoming place to call home. Located in a delightful village setting, this property is ideal for those seeking a blend of modern living and traditional charm. With local shops, cafes, and transport links within easy reach, you'll have everything you need right on your doorstep. Council Tax Band B.

EPC D.

No Factor Fees.

Tenure: Freehold

The delightful Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre. Roslin has numerous amenities, with a post office, Co-op and a local Hotel and Country Restaurant Bar. Two miles away you will find a plethora of shopping outlets available at the impressive Straiton Retail Park which includes a Next, Marks and Spencer, Sainsbury's, a 24-Hour Asda supermarket, Ikea and Costo, nearby. The open countryside has hours of pleasure from activities such as hill walking in the Pentland Hills, with Roslin Glen Country Park on the doorstep. Hillend Ski Slope is also closeby with golf courses in the surrounding areas. Schooling is well represented from nursery to senior level. For the commuter there is access to the city bypass linking east and west and a frequent public transport system operates through the village, to and from Edinburgh and further afield.

Lounge

11' 10" x 11' 6" (3.61m x 3.51m)

A spacious, front-facing lounge filled with natural light from a large window. The room features attractive wooden flooring and a characterful log burner that forms a welcoming focal point, creating a warm and inviting living space ideal for both relaxing and entertaining.

Kitchen

11' 11" x 5' 2" (3.62m x 1.58m)

A modern kitchen fitted with a range of wall and base units, providing ample storage. The kitchen features a white ceramic sink with mixer tap, an electric hob set into a stylish black worktop, and a window overlooking the garden that allows plenty of natural light to fill the space.

Double Bedroom

15' 9" x 13' 6" (4.79m x 4.12m)

A generously sized bedroom featuring attractive wooden flooring and neutral décor, creating a calm and versatile living space. A window overlooking the garden provides pleasant views and plenty of natural light.

Bathroom

8' 2" x 5' 6" (2.48m x 1.67m)

A well-presented bathroom featuring wooden-effect flooring and a modern three-piece white suite, including a bath with overhead shower, white basin, and WC.

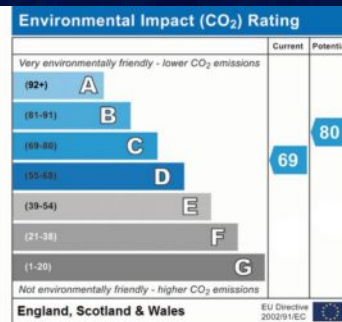
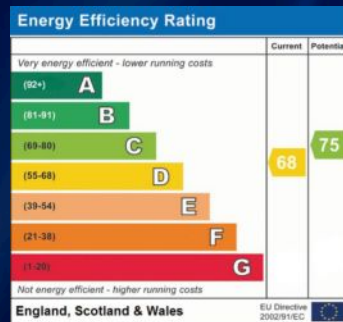




FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 46.6 m²
TOTAL : 46.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.