



RE/MAX PROPERTY



**7 Caerketton Avenue, Bilston, Roslin,
Midlothian, EH25 9SJ**

- ***Spacious Upper Flat***
 - ***Great Location***
 - ***Lounge***
 - ***Kitchen***
- ***2 Double Bedrooms***
 - ***Bathroom***
 - ***Rear Garden***

A 2 Bed Upper Flat! Ideal Project!

Nicole McFarlane and RE/MAX Property are delighted to bring to the market this spacious 2 bed upper flat in a lovely location. Comprising of entrance hall, lounge, kitchen, 2 bedrooms and a bathroom. Further benefits include a rear garden, GCH and DG. The property would benefit from modernisation and would make a great project property or investment opportunity!!

Located in the picturesque village of Roslin in Midlothian, surrounded by idyllic countryside, views of the Lammermuirs and great commuter links. The countryside is on your doorstep with picturesque walks and the beautiful scenery of Roslin Glen Country Park, not to mention historic locations such as the famous Rosslyn Chapel. There are plenty of local sought-after amenities within the Roslin community including well-regarded schools nearby. For commuters, the property is situated a few minutes drive from the Edinburgh City Bypass which links to all major motorways for those travelling to locations across the central belt and beyond, such as the M8, M9 and M90. This property is certain to attract interest and booking an early viewing appointment is highly recommended.

The home report can be downloaded from the RE/MAX website.

Freehold Property
Council Tax Band B
Factor Fee N/A

Entrance Hall

Enter via a UPVC door into the spacious hall that then provides access to the lounge, bedroom 1 and the bathroom. Central light fitting, walk-in storage cupboard, carpet flooring and a radiator.

Lounge

14' 8" x 11' 11" (4.481m x 3.640m)

Good sized room with a window to the front of the property. Central light fitting, gas fire with surround, carpet flooring and a radiator. Access to the kitchen and bedroom 2.



Kitchen

10' 0" x 7' 5" (3.043m x 2.271m)

Galley style kitchen with windows to the front and side of the property. Comprising of base and wall units with work tops, splash back tiling and a stainless steel sink with a mixer tap. Integrated gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. There is a freestanding washing machine that will be left as a gift. Ceiling strip light, vinyl flooring and a radiator. There is space for a table and chairs.



Bedroom 1

11' 3" x 12' 7" (3.420m x 3.834m)

Generous room with a window to the rear of the property. Central light fitting, storage cupboard, laminate flooring and a radiator.

Bedroom 2

12' 8" x 9' 3" (3.856m x 2.809m)

Another good sized room with a window to the rear of the property. Central light fitting, storage cupboard, carpet flooring and a radiator.

Bathroom

6' 7" x 4' 9" (2.010m x 1.453m)

Pleasant room comprising of a white WC, sink with chrome taps and a bath with chrome taps and an overhead electric shower. Central light fitting, tiled walls, vinyl flooring and a radiator

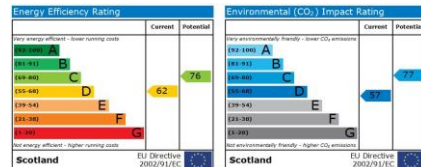
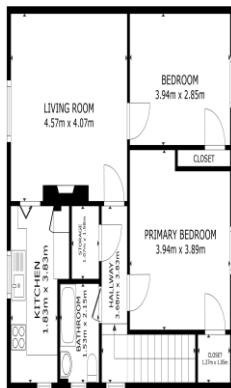
Rear Garden

There is a well maintained garden with a large lawn area, mature tree, hedge and a path. The 2 sheds will be left as gifts. There is a driveway for off street parking.





Dra



0202 870044 400
0202 870044 400
0202 870044 400



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Nicole McFarlane
07554 236085

nmcfarlane@remax-scotland.net

RE/MAX PROPERTY

Agents Address

T: 07554 236085 E: nmcfarlane@remax-scotland.net

www.remax-livingston.net