



29 Moat View
Roslin, EH25 9NU

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Good-sized living room with feature fire.
- Double-doors leading to a spacious dining room.
- Two storage cupboards within the dining area - one housing the gas boiler.
- Inner hall with access to shower room.
- Access to garage.
- Double doors leading to conservatory at rear of the property.
- Good-sized conservatory with access to rear garden.
- Modern fitted breakfast and kitchen with integrated appliances & access to rear garden.
- Carpeted staircase leading to upper landing.
- Access to floored attic.
- Two generously proportioned double bedrooms.
- Single bedroom currently used as a home office/study.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Solar panels to roof.
- Private garden area to the front.
- Driveway leading into garage.
- Fabulous extensive garden to rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended detached villa situated within the much sought after village of Roslin in Midlothian. The town itself is an ideal commuter base to Edinburgh City Centre which is just a short journey away and there is a range of local amenities close at hand with Roslin, Penicuik and also at Straiton Retail Park. The property is in an ideal catchment area for schools

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

E.
APPROXIMATELY 7.8 MILES TO EDINBURGH WAVERLY STATION.
APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities in the village itself. Further facilities are available in nearby Penicuik while the nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Rosslyn Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED GAS HOB, DOUBLE OVEN, MICROWAVE, AUTOMATIC WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER. THE GARDEN SHED AND GREENHOUSE WITHIN THE REAR GARDEN WHICH WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.





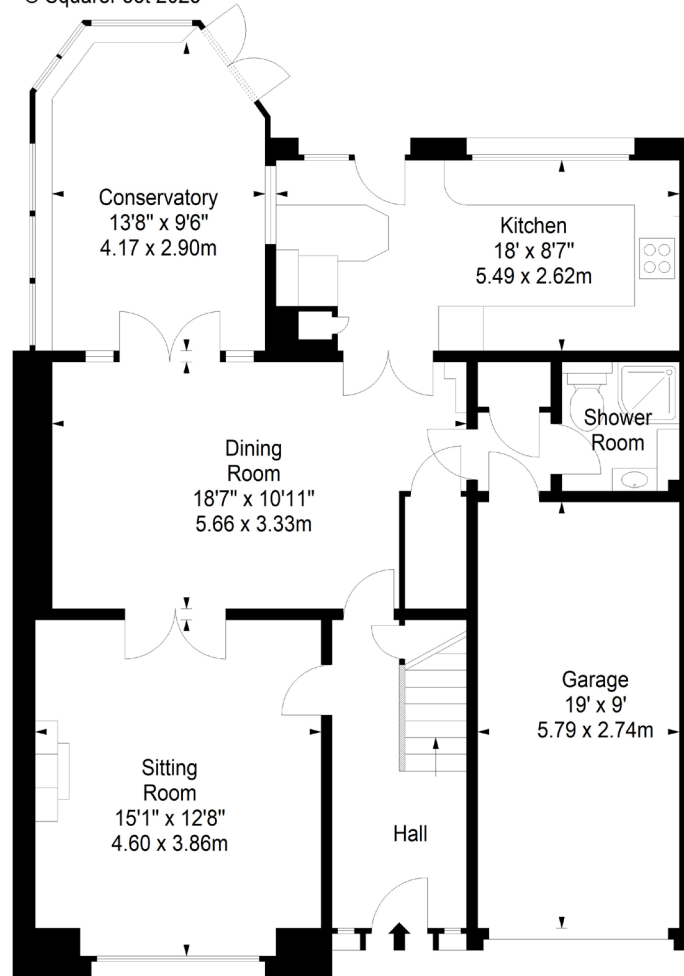
**Moat View,
Roslin,
Midlothian, EH25 9NU**



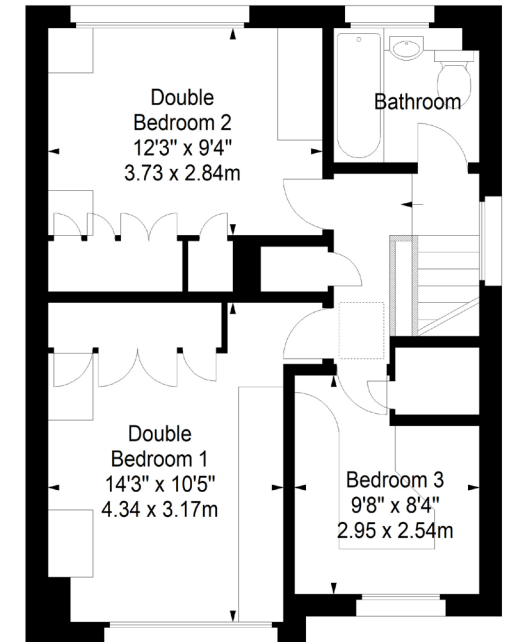
Approx. Gross Internal Area
1528 Sq Ft - 141.95 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.