

32 Moat View, Roslin, EH25 9NZ





### Description

A rare opportunity has arisen to acquire a most impressive three bed semi-detached villa commanding an enviable setting within a mature development in the much sought after village of Roslin. 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. Offering sleek, elegant interiors, with deluxe fixtures and crisp, neutral walls, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of single lock-up garage.

- Hallway
- Living room with bright west-facing aspect
- Dining room with French doors to rear garden
- Well equipped kitchen with access to rear garden
- Two double bedrooms, one with fitted wardrobes
- Bedroom 3
- Stylishly appointed shower room with a contemporary white suite
- Gas central heating (combi-boiler) and double glazing
- Private gardens to three elevations
- Garage with off street parking

### Extras

The fitted floor coverings, blinds, oven, hob, fridge/freezer, wardrobes in bedroom 1 and garden table are included.

EPC Rating: D



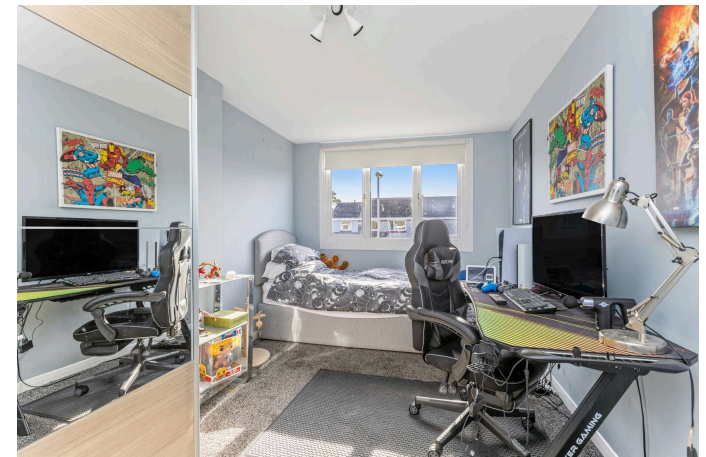


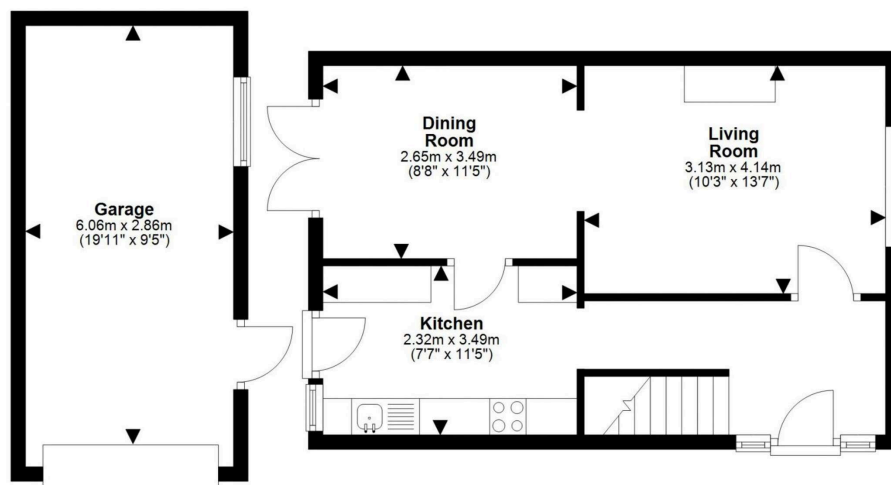
### Location

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.

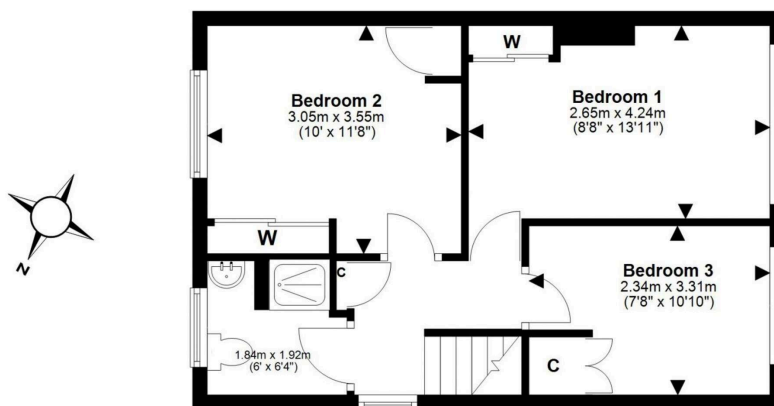
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



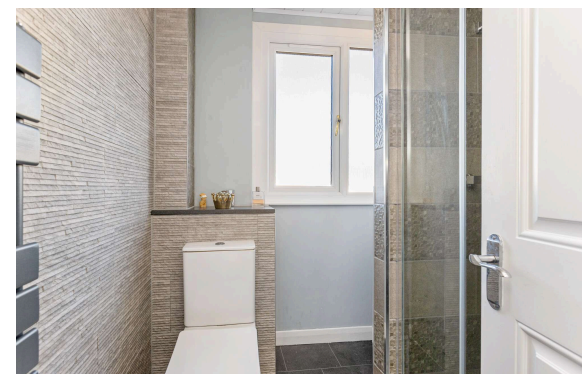
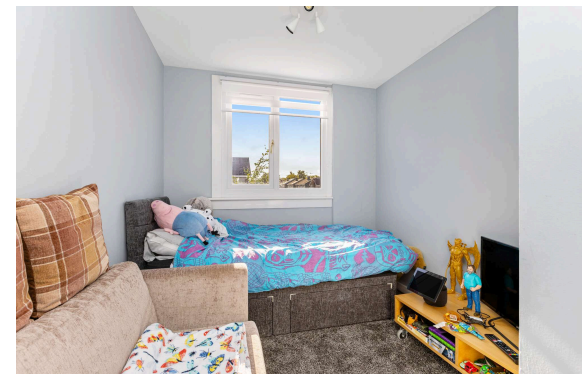


**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**