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Fixed Price

£395,000

67 Moat View

Roslin | Midlothian | EH25 9NZ

An excellent opportunity has arisen to purchase this substantial, cleverly extended detached villa with private gardens and driveway, quietly positioned within a sought-after residential estate in the delightful Roslin district of Midlothian.

-  4 Bedrooms & Study
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



Description

This exceptionally spacious family home is offered to the market in move-in condition and offers versatile accommodation, with a clever balance of sleeping and living space with the addition of a home office/study. Having recently been upgraded with solar panels with 10kw battery together with an EV charging point, the property allows for economical, energy efficient living and shall undoubtedly appeal to the growing family, meriting internal viewing to be fully appreciated. The light and stylish property comprises; welcoming entrance hallway with carpeted staircase leading to the upper floor. There is an attractively presented sittingroom to the front, a useful home office/study which could also be utilised as a 5th bedroom, a two piece WC apartment and a particular feature of this property, and perhaps the real hub of this fine home is the delightful open plan familyroom/ diningroom/kitchen with open outlook over the rear garden. The kitchen itself is fitted with a range of modern wall and base units with cooker and integrated dishwasher, included in the sale, and there is a handy utility room located off providing additional storage units and worktop. Upstairs leads to the four sizeable bedrooms together with both the bathroom and separate shower room. In addition, there are two attics with the main attic, partially floored and accessed via Ramsay ladders. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker and integrated dishwasher.

Gardens and parking

There is a private garden located to the front laid to lawn with monoblock driveway and pathway to entrance. The fully enclosed rear garden is again mainly laid to lawn with paved patio.

Viewing

By appointment with Neilsons on 0131 625 2222.





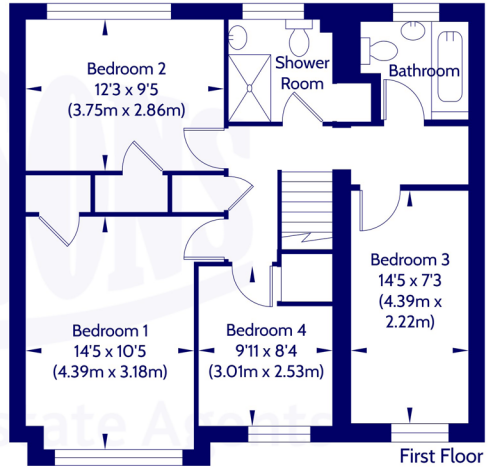
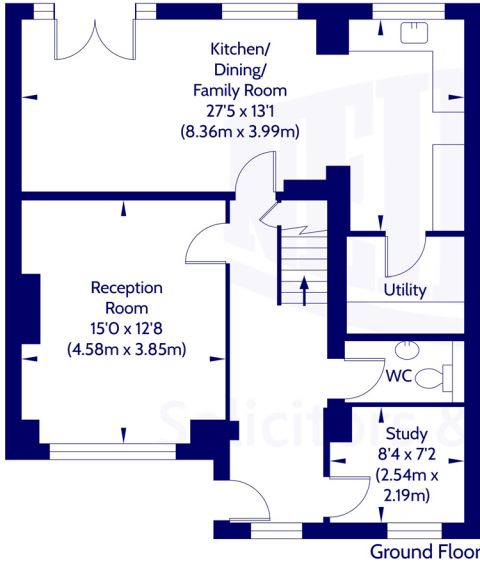
Location

Moat View is peacefully located in the sought after historical village of Roslin, some 8 miles from Edinburgh's City Centre, the popular Midlothian village provides an attractive rural location, yet with amenities and facilities serving every day needs. A further range of shopping can be found at the nearby Straiton Retail Park providing many high street-named shops and services including a 24hour Asda's supermarket, Sainsburys and Marks & Spencer's Food Outlet. The City Centre is also within easy reach by way of a good public transport service. The City of Edinburgh Bypass is within a short drive linking the A1 to the East and M8/M9 motorway networks to the West, offering a great location for the commuter. Recreational facilities in the area include Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park and the Pentland Hills offering lovely walks. The property is also conveniently placed for Midlothian Snowsports Centre





Approx. Gross Internal Floor Area 136.95 Sq M / 1475 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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