



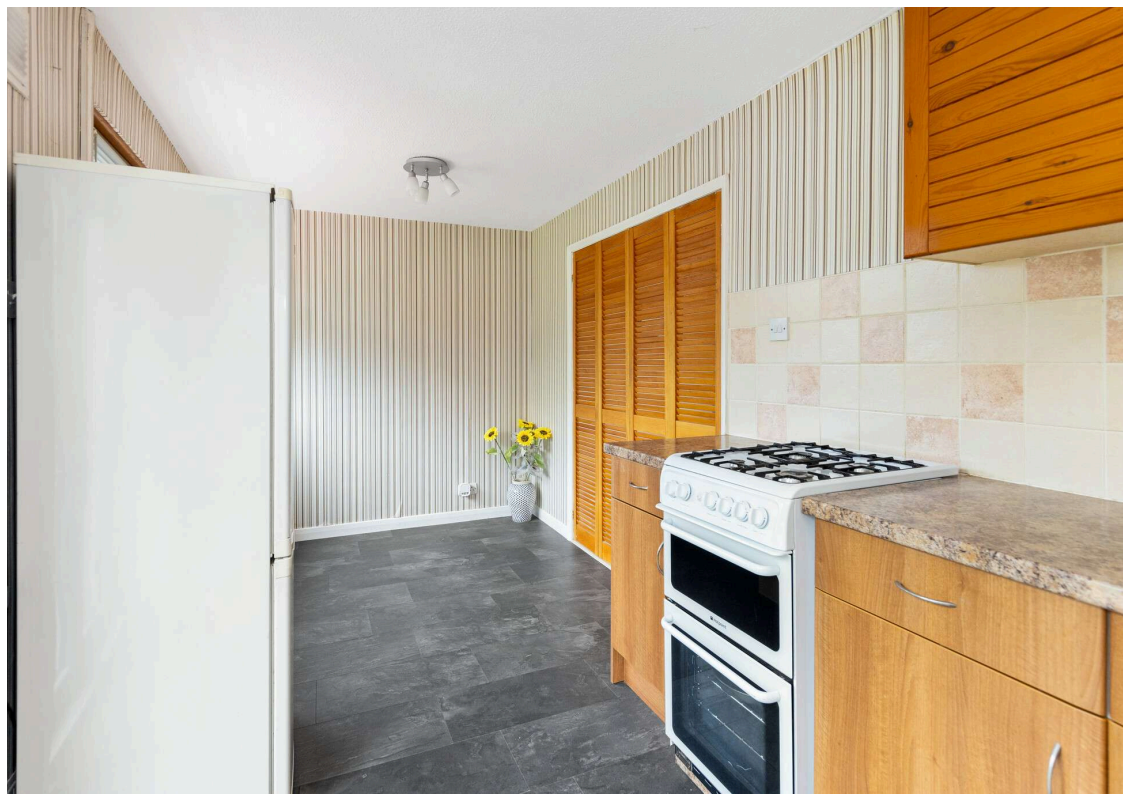


Welcome

Welcome to 37 Moat View, Roslin - McDougall McQueen are pleased to present to the market this impressive and exceptionally spacious two-bedroom plus study, semi-detached family home, located in the historic and sought-after village of Roslin, Midlothian. This property is offered to the market in good clean condition throughout, providing an outstanding opportunity for discerning buyers. The home benefits from attractive garden grounds to the front and rear, ideal for both relaxation and outdoor entertaining. Parking is provided for two cars on a driveway that leads to an attached garage with both light and power. Purchasers will appreciate the proximity to a full range of local amenities, as well as easy access to the city bypass and the wider Scottish road network, making this an ideal location for commuters. Early viewing is highly recommended to fully appreciate the quality, space, and outstanding location on offer. Lovely sought-after residential location in a beautiful village

- Entrance hallway
- Study with window to the side
- Spacious living room with front facing window, electric fire, and fire surround
- Fitted dining kitchen with French doors to the rear, a range of base and wall units, gas cooker, washing machine, and fridge freezer
- Upper hallway with loft ladder access
- Bedroom one with window to the front, mirrored wardrobes, and additional built-in storage
- Bedroom two with rear facing window
- Family bathroom with three-piece white suite, bath with shower attachment, wc and sink
- Double glazing and gas central heating
- Good sized garden grounds to the front and rear which are ideal for outside entertaining
- Driveway and attached garage with light and power
- Viewing essential, this property is not to be missed







Roslin

Roslin is a picturesque and historic village quietly located approximately seven miles south of Edinburgh City Centre. This popular village has a strong community atmosphere. There are good local amenities which include a range of shopping facilities, post office, library, doctor, and dental surgeries. A further selection of supermarkets and high street stores can be found at nearby Straiton Park including a Sainsbury's supermarket, Next, Ikea, Costco, and a Marks & Spencer's food outlet. There is also a 24hr Asda within a short distance from the property. The local Primary school is within easy walking distance, and the nearest high school is Beeslack High School which is accessed by school bus. A regular bus service operates to the City and surrounding areas and motorists have quick access to the City Bypass which in turn leads to all major road networks including the A1, M8 and M9 motorways while there is also easy access to Edinburgh Airport and the Forth Road Bridge. Local leisure facilities within the village include a bowling green, Glencorse Golf Course and close by is the Bush Estate along with the Roslin Glen and the Esk Valley which are popular places for country walks with Rosslyn Chapel, built in 1446, is famed worldwide for the beauty of its carvings.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, gas cooker, reaming white goods and the garden sheds. No warranty applies to any white goods or appliances included in the sale and these items are sold as seen.





Get in touch

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Property Hub:

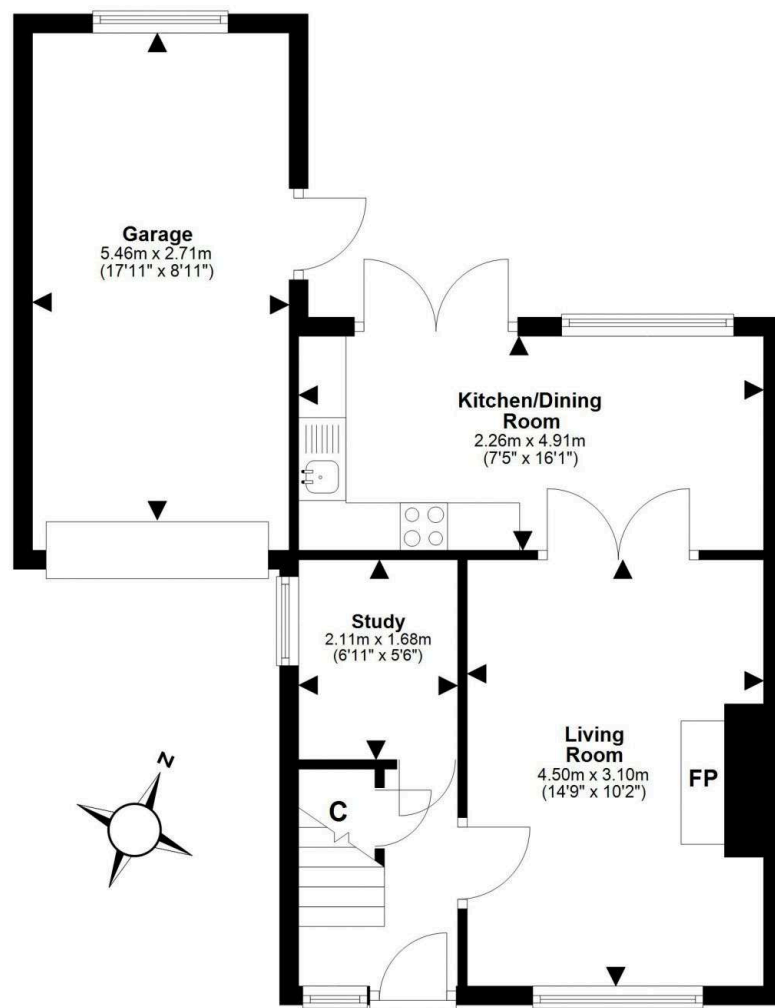
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

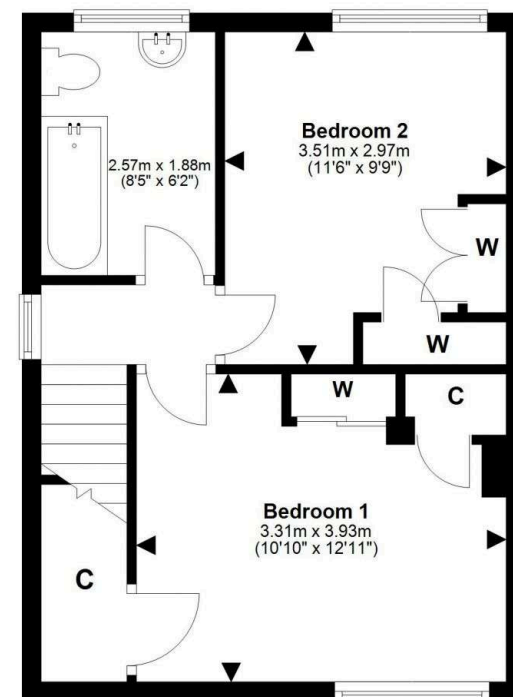
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.