

KILGOUR

PROPERTY



22 Moat View, Roslin EH25 9NU





- Living Room
- Kitchen
- Dining Area
- 3 Bedrooms
- Bathroom
- Private Front and Rear Garden
- Driveway
- Garage
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

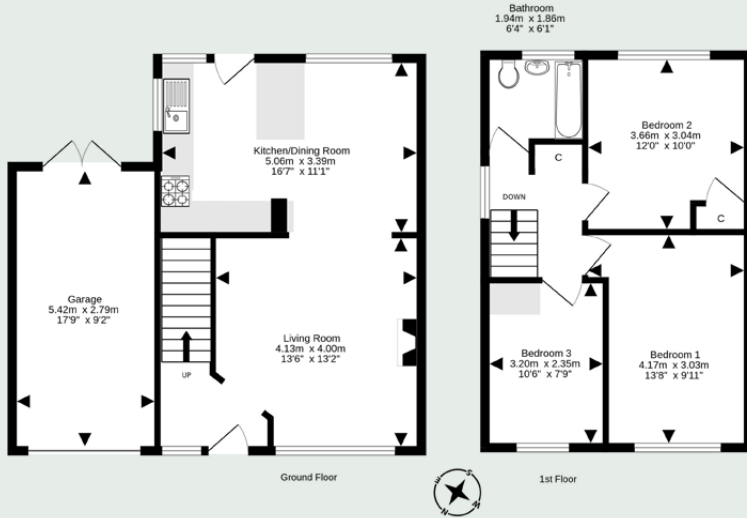
A very well presented linked semi detached villa set in the ever popular village of Roslin. The property will appeal to a number of buyers and is well placed to take advantage of good day to day amenities as well as commuting links. The home has the added advantage of a traffic free walk to the primary school.

There was a new boiler and cavity wall insulation added only a few years ago and the loft is floored. The property benefits from gas central heating and is double glazed throughout. Externally there are well maintained gardens to the front and rear with the rear garden being south east facing as well as a driveway and garage for secure off street parking.

Location

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers quiet semi-rural living. There are local shops on hand, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The Hillend Ski Slope is also close by. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.



1 3 1 C
B
D
E
EPC BANDD
COUNCIL TAX BAND

Living Room	13'6" x 13'2"	4.13m x 4.00m
Kitchen/Dining Room	16'7" x 11'1"	5.06m x 3.39m
Bedroom 1	13'8" x 9'11"	4.17m x 3.03m
Bedroom 2	12'0" x 10'0"	3.66m x 3.04m
Bedroom 3	10'6" x 7'9"	3.20m x 2.35m
Bathroom	6'4" x 6'1"	1.94m x 1.86m
Garage	17'9" x 9'2"	5.42m x 2.79m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove 

ZOOPLA

 OnTheMarket.com

