



44 Moat View  
ROSLIN | MIDLOTHIAN | EH25 9NZ

  
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## 44 Moat View

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Set on a quiet street in the heart of charming Roslin, moments from excellent amenities, quick transport links and vast open green spaces is this spacious semi-detached villa. Boasting a driveway, garage and front and rear gardens this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace, a garden facing dining room, a contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms and the home is completed by a main bathroom. Externally the fully enclosed, secluded South facing rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Spacious semi-detached house in heart of Roslin
- Quiet street in well-connected location
- South facing, secluded rear garden
- Driveway and garage
- Welcoming hallway
- Bright lounge with picture window
- Large dining room
- Contemporary kitchen
- Three well-proportioned bedrooms
- Main bathroom

Council Tax Band: D Energy Rating: C

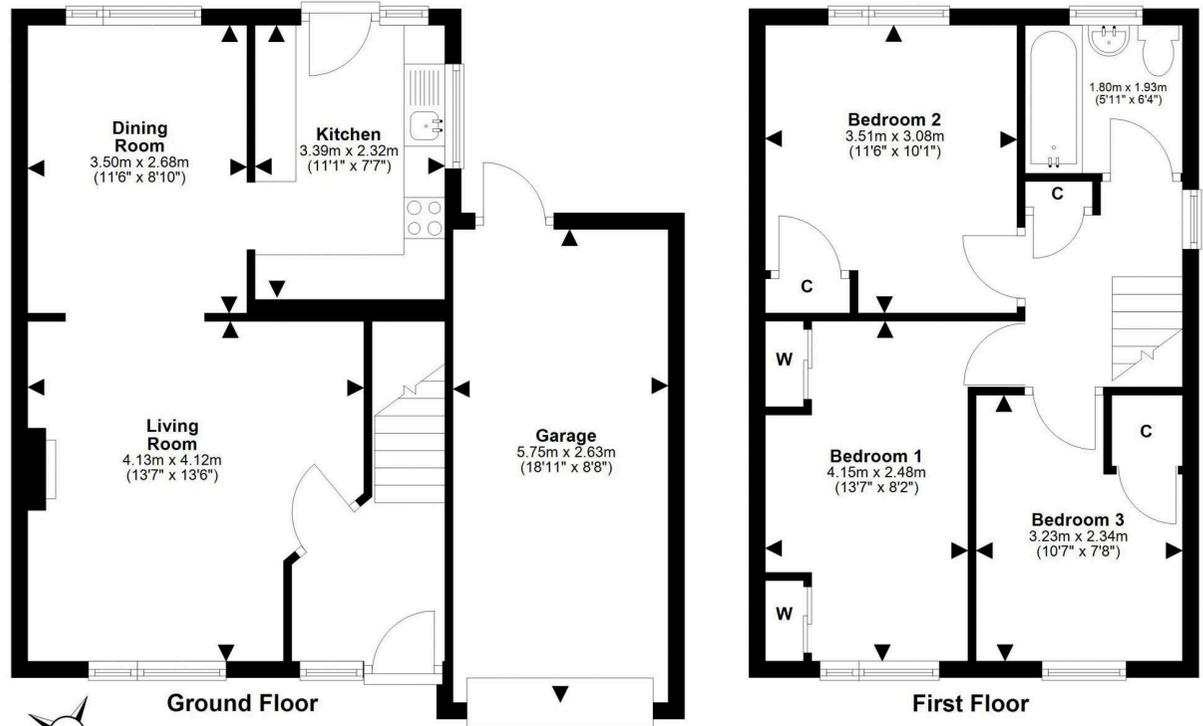
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All light fittings, wall mounted TV bracket and integrated appliances are included in the sale. The fridge/freezer and washing machine are also included in the sale.

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 a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. 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.





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.