










Fixed Price

**£269,995**

## 53 Moat View

Roslin | Midlothian | EH25 9NZ

A fantastic opportunity has arisen to acquire this impressive three bedroom semi-detached house nicely positioned in a quiet pocket of the popular village of Roslin. Close to everyday amenities and within easy reach of Edinburgh and the City Bypass the property would undoubtedly appeal to couples and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage and driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the property has been finished to an excellent standard while briefly comprising of; welcoming entrance hallway with a custom-built cloak and boot storage area, bright and spacious lounge with a stylish media unit with an electric fireplace and a large understairs cupboard for storage, modern fully-fitted kitchen/diner with a range of integrated white goods, dual-aspect outlook, sliding glass doors and tiling in splash areas while being styled with dark grey base and wall-mounted units and a contrasting white worktop, landing with a glass banister, storage cupboard and ladder access to the floored attic space, three well-proportioned double bedrooms all with integrated storage space and room for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, microwave, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The private front garden is laid to lawn while the generous private rear garden is laid with a mixture of wooden decking, artificial turf and chip stone making for an ideal spot for all the family to benefit from. For the car owner, there is a single garage and a driveway with space for up to two cars for off-street parking while there is unrestricted parking on-street to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.



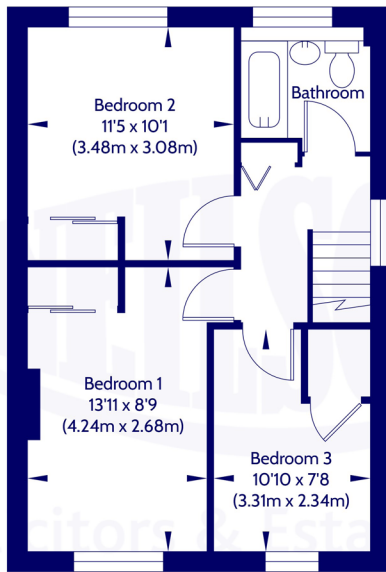
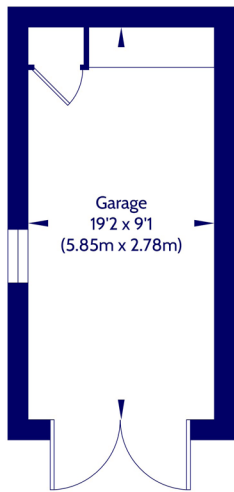




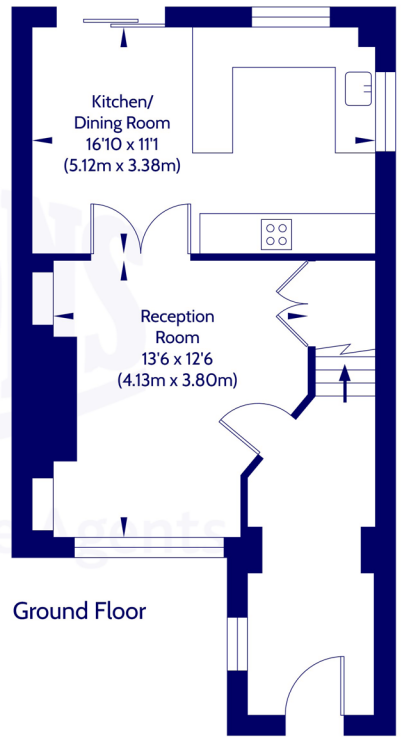
## Location

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.





First Floor



Ground Floor

Not to scale. For identification only.

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Approx. Internal Area 82.23 Sq M / 885 Sq Ft.



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- [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.



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