



69 Moat View, Roslin, Midlothian, EH25 9NZ

*Well-presented three-bedroom semi-detached villa with gardens, driveway, and garage*

URQUHARTS  
EDINBURGH



## LOCATION

Moat View is situated within the charming Midlothian village of Roslin, approx. 8 miles from Edinburgh's city centre, home to the famous 15th century Rosslyn Chapel and close to the picturesque Pentland Hills and Hillend Ski Centre. It's peaceful location offers a quiet, semi-rural location yet it is within good commuting distance of Edinburgh's city centre with excellent transport links and easy access to the City Bypass connecting to the major motorway networks. Local shops cater for everyday needs, with nearby Straiton Retail Park offering a range of high street shops, restaurants, and more extensive shopping facilities, including a 24-hour Asda supermarket, Sainsbury's, Marks & Spencer's Food Outlet, IKEA, and Costco. Schooling is well represented from nursery to senior level with Roslin Primary School within the village, and secondary schooling within short distance. The Pentland Science Park is also nearby.

## DESCRIPTION

69 Moat View is a well-presented three-bedroom semi-detached family home with front and rear gardens, driveway and garage situated in the popular village of Roslin. The location is superb with excellent local amenities and schools and is a convenient commuting distance to the city centre & further afield. The property offers fantastic renovation and extension potential (subject to local authority consents).

Entrance hall and large storage cupboard; spacious open plan living room / dining room with dual aspect outlook to the front and rear gardens; fitted kitchen with wall and base units, appliances and direct access to the rear patio and garden; three good-sized double bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the rear garden mainly laid to lawn with patio area. Driveway and single car garage.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

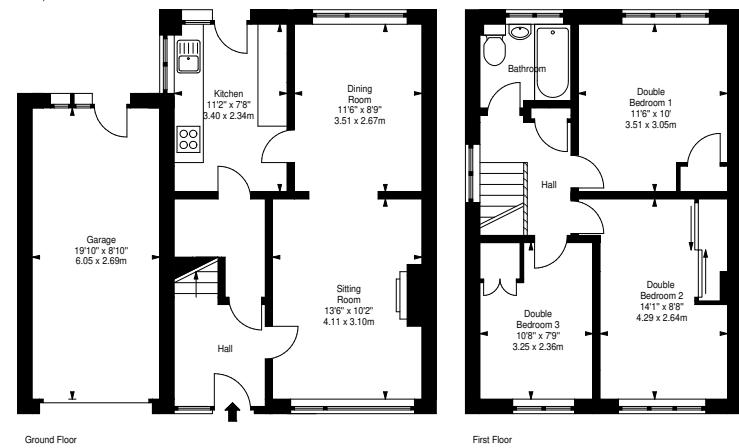
Tenure Freehold



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Approx. Gross Internal Area  
879 Sq Ft - 81.86 Sq M  
Garage  
Approx. Gross Internal Area  
175 Sq Ft - 16.26 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).