




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Plot of Land at Manse Road

ROSLIN, MIDLOTHIAN, EH25 9LG

ROSLIN

Midlothian, EH25 9LG

The property is situated in the picturesque village of Roslin, which is approximately five miles south of Edinburgh.

There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA stores is also available in this location and its all within a ten-minute drive from the property.

There are also a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school with secondary schooling available in nearby Penicuik.

Regular bus services provide access to the city centre and beyond. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network.



PLOT OF LAND

29 Manse Road

This north/south facing plot for sale has full planning permission for the erection of a four bedroom house in the popular and historic residential area of Roslin.

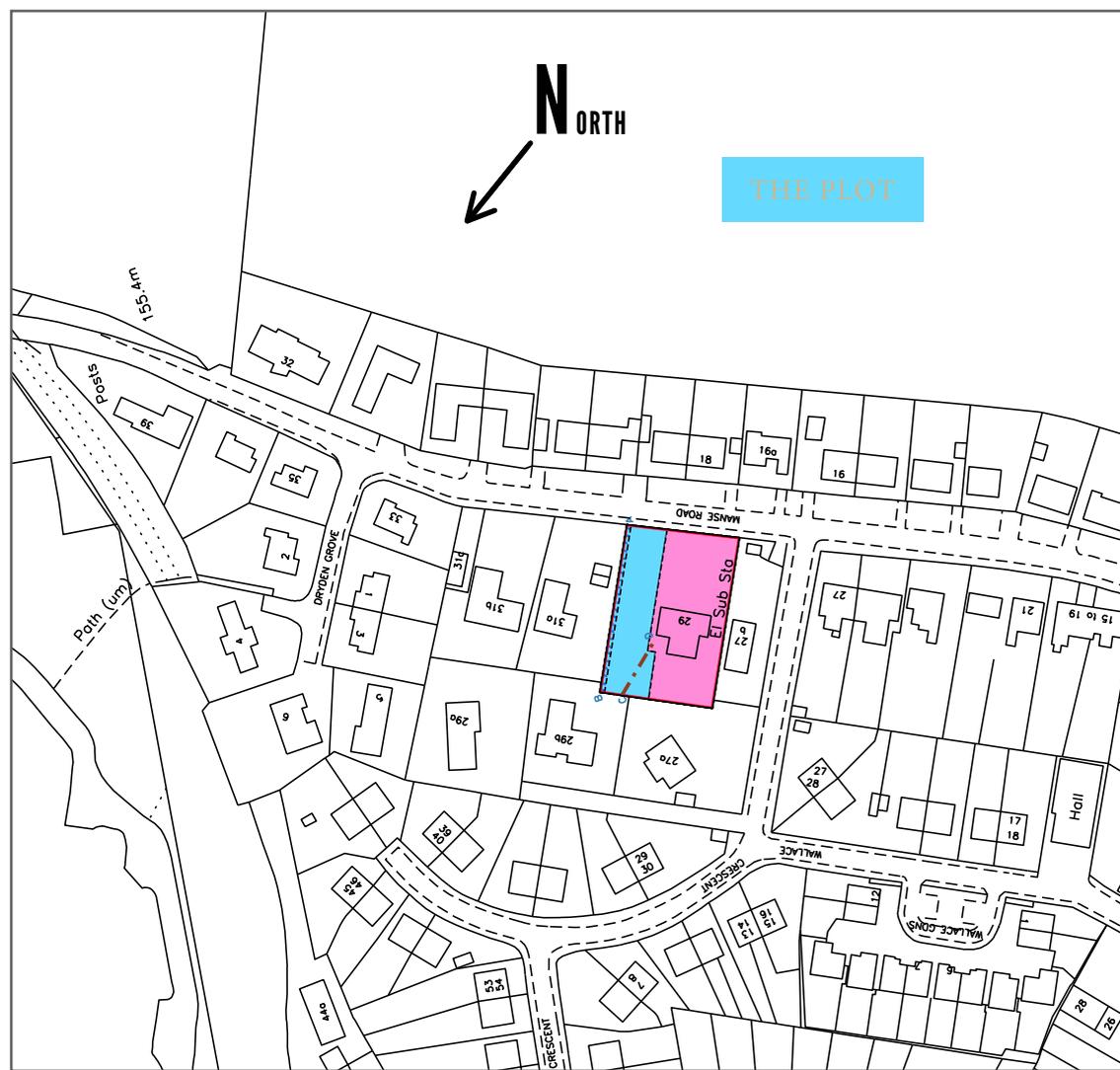
Access to the plot is via a private gate and the whole plot has been fully fenced with care to ensure the plot is well stated. Services on site include gas, water and electricity, ready for a buyer to come along and apply their stamp. viewing of this plot is highly recommended to ensure you can visualise how you would want to construct the perfect home. Plans have been drawn up however, these are not definite and any buyer would be able to submit changes to the local council to ensure they can build what they wish.

On-site at present there is a shipping container of which the current owner has used as storage in the past and could potentially work well as a workshop for the builders, however, the client would be more than happy to have this removed at a buyers request.



VISUALIZATION OF A PROPERTY ON PLOT

LAND REGISTRY MAP
GOOGLE EARTH VIEW OF LAND





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer