





Welcome

Welcome to 29a Manse Road, an exceptional four-bedroom detached bungalow occupying a substantial plot, approximately half an acre. Offering generous and versatile accommodation, this 1980s built attractive bungalow represents a rare opportunity to acquire a substantial single-storey home within the popular village of Roslin. Occupying an impressive plot, set 60 metres back from any roads, the property is surrounded by beautiful wrap-around gardens, providing a high degree of privacy, extensive outdoor space and exciting potential for future extension. The combination of spacious, flexible accommodation, extensive gardens, substantial plot and excellent parking, make this a distinctive bungalow that offers considerably more than the typical four-bedroom home. Early viewing is highly recommended to fully appreciate the scale, setting and versatility of this attractive property.

- Entrance vestibule
- Reception hallway with useful storage space
- Large south-facing living room
- Generous dining kitchen with utility room off
- Principal bedroom with en-suite
- Three further bedrooms, one currently in use as formal dining room
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle
- Partially floored attic, accessed by a fixed ladder
- Gas central heating - boiler updated in 2022
- Double glazing
- Extensive gardens, approximately half an acre
- Multicar, gated drive. Single garage







Roslin

Roslin is a highly regarded village in Midlothian, offering a delightful blend of countryside charm and convenient access to Edinburgh. Surrounded by attractive open countryside and close to the scenic Roslin Glen, the village provides an appealing setting for those looking to enjoy a quieter lifestyle without being too far from the city. The village has a range of local amenities including shops, cafés, restaurants, a primary school and recreational facilities, with further shopping and services available in nearby Loanhead and Straiton. There are excellent opportunities for walking and outdoor pursuits in the surrounding countryside, while Edinburgh city centre is readily accessible by road and public transport. The A701 provides convenient connections towards Edinburgh and the surrounding Midlothian towns, making Roslin particularly appealing to commuters and families alike. With its attractive village atmosphere, historic surroundings and easy access to both countryside and city amenities, Roslin remains a popular choice for those seeking a well-connected Midlothian location with genuine village appeal.

Extras

Included in the sale are the integrated kitchen appliances, white goods excluding the freezer, fixtures & fittings and blinds where fitted. Some items of furniture are available by separate negotiation with the seller.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

