The Old Manse
29 Manse Road, Roslin

Available as a whole or in two separate lots

Lot 1a
A ‘B’ Listed former Manse dating from circa 1837 and providing bright and beautifully proportioned family accommodation with retained period detail over two floors. Quietly located in a secluded, private setting and standing within its own colourful and established garden grounds with the benefit of an integral garage.

Lot 1b
A plot of land with full planning permission to build a 1.5 storey, 3 bedroom detached house.

SITUATION:
Roslin is a picturesque and historic village quietly located approximately 7 miles south of Edinburgh city centre. This popular village has a strong community atmosphere with excellent local amenities which include a good range of shops, a post office, library, doctors surgery and dental surgeries. A further selection of supermarkets and high street stores can be found at nearby Straiton Park including a Sainsbury’s supermarket, Next, Ikea, Costco and a Marks & Spencer Food Hall. Within the village there are nursery and primary schools whilst secondary schooling can be found in nearby Penicuik. Local leisure facilities include a bowling green, a couple of reputable hotels/restaurants as well as many delightful walks through Roslin Glen and around Roslin Chapel (as featured in the Da Vinci Code book and film). There is a racecourse at nearby Musselburgh and the beautiful villages and beaches of East Lothian are all within close proximity. A regular bus service operates to the city and out to surrounding areas. Motorists have quick access to the city bypass which in turn leads to all major road networks including the A1, M8 and M9 motorways. There is also access to Edinburgh International Airport and the Forth Road Bridge.
DESCRIPTION:
Timber gates provide access to a private driveway that culminates in a sweep at the front of the house. The front garden is principally laid to lawn with established borders and a working Indian marble water fountain. A prolific wisteria, clematis and roses climb the front elevation providing a wealth of colour in the Spring and Summer. A solid timber door provides access to an entrance vestibule and original double doors lead to a hall. The drawing room is flooded with natural light via an astragal sash window that overlooks the front garden. The room equally suggests use as a formal dining room with a decorative fireplace and butler’s pantry. The sitting room is also located overlooking the garden to the front. A back hall provides access to the kitchen/dining/living room which forms the hub of the house and is an incredibly bright and spacious room, ideal for modern family life and entertaining. The kitchen is fitted with a range of wall and floor units and there is a large walk-in pantry. Appliances include a range with an extractor hood over, a fridge and a dishwasher. A separate utility has a useful drying area, washing machine and tumble dryer and provides access to an integral single garage. The living area benefits from a high pitched ceiling, a gas fire and a panoramic view of the garden which is shared with the dining area. Double doors provide access to the garden which provides an extra entertaining space to spill out onto during the Summer months. An additional reception room suggests use as a games room, playroom or office and a shower room completes the accommodation on this floor. The back hall has a separate entrance which is ideal for disabled access. The games room and shower room could be utilised as accommodation for a disabled or elderly person with a separate entrance which is ideal for disabled access.

GENERAL REMARKS
Planning permission:
Full planning permission was granted on 11-12-07 to erect a 1.5 storey, 3 bed detached house within the grounds. Reg No. 07/00740/FUL.

Fixtures and Fittings:
Only items specifically mentioned in the particulars of sale are included in the sale price.

Home Report:
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies, a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Fixtures:
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Lotting:
If the lots are sold separately all necessary rights of access, wayleaves etc will be given to the purchaser of each lot.

Servitude Rights, Burdens & Wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:
Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

DIRECTIONS:
From the Edinburgh By-Pass take the A701 to Penicuik. At the roundabout take the third exit, signposted Roslin. Travel through Roslin and continue straight ahead onto Marissie Road as the road curves to the left. The house is located on the left hand side.