



25 Pentland View Terrace

Roslin | Midlothian | EH25 9LZ

Lovely two bedroom semi-detached villa pleasantly positioned within a quiet pocket of the historic and sought-after village of Roslin. Close to excellent amenities and transport links, including Straiton Retail Park and the Edinburgh City Bypass, the property is well-suited to first-time purchasers and growing families.

- 2 beds
- 1 public
- 1 bathroom
- Private gardens
- On-street parking
- EPC Band - D
- Council Tax Band - C



Description

Internally, the property is presented to market in a move-in condition while briefly comprising of; welcoming entrance hallway with an understairs cupboard, bright and airy lounge/diner with a gas fireplace and a dual aspect, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas, under-unit lighting and a sizeable pantry cupboard, first floor landing with attic access and amazing views of The Pentland Hills, first large double bedroom with twin windows, wall-to-wall fitted wardrobes, over stairs storage, and more gorgeous Pentland views, second sizeable double bedroom with a rear aspect, fitted wardrobes with sliding mirrored doors, and another useful storage cupboard, and fully-paneled shower room with an accessible shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood and dishwasher, freestanding fridge, freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a monoblock entrance path with decorative chip stone whilst the rear garden has been slabbed allowing for a low maintenance upkeep. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

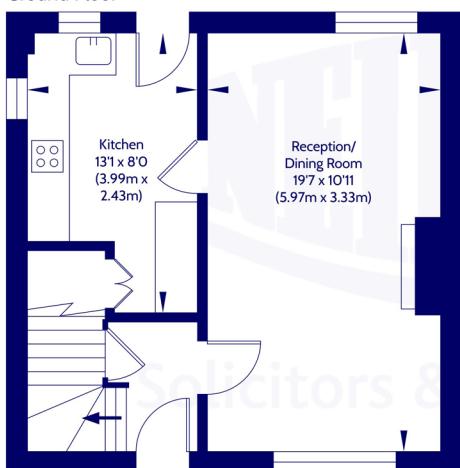
The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities. The nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.



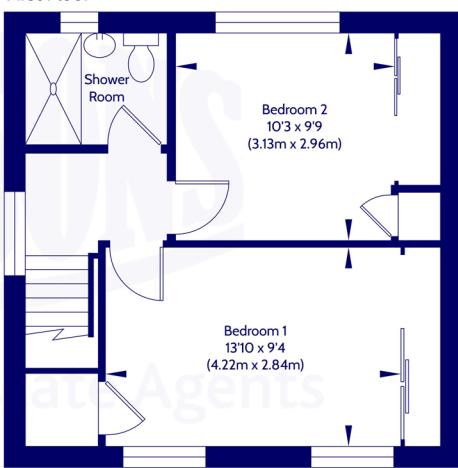


Approx. Gross Internal Floor Area 70.17 Sq M / 755 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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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