



2 Pentland View Terrace, Roslin

Offers Over £275,000



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Roslin, Roslin

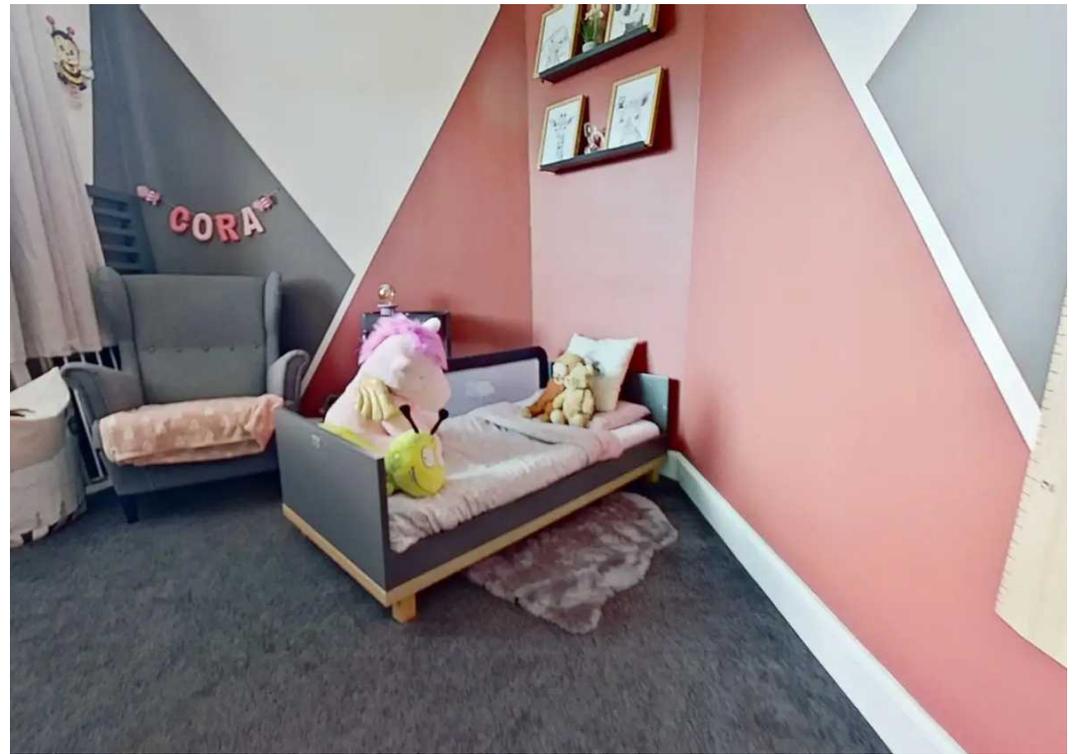
Delightful 3-bed semi-detached bungalow in Roslin, just 7 miles from Edinburgh City Centre. Features attic conversion, gas central heating, UPVC windows, and spacious garden with summer house & shed. Local amenities, schools, and transport links make it an ideal family home.

Council Tax band: C

Tenure: Freehold

- Recently installed kitchen and bathroom
- Substantial gardens to front, side and rear
- Potential for a sizeable extension subject to planning
- Summer house and garden shed
- Close to primary school
- Historical village
- Easy access to City By-Pass





Hall

Access through composite door with opaque double glazed inset. Doors to living room, bedrooms and bathroom. Wall mounted electric switchgear. Fitted carpet, radiator.

Living Room

13' 5" x 12' 10" (4.10m x 3.90m)

Presently used as a dining room with quality carpet through staircase and upper room. Triple casement double glazed window with fitted blind. Fitted carpet, radiator.

Fitted Kitchen

12' 6" x 9' 10" (3.80m x 3.00m)

Recently installed kitchen with base and wall mounted units, one housing combi boiler (2022), integrated dishwasher, 1.5 bowl stainless steel sink, side drainer and mixer tap, complementary worktops and matching splashbacks. The range cooker and fridge/freezer are included in the sale but are not warranted. Opaque glazed door to rear garden. Two side facing windows, one with fitted blind. Quality vinyl laminate, radiator, designer light fitting.

Bathroom

10' 2" x 4' 11" (3.10m x 1.50m)

Delighted bathroom fully tiled including floor and fitted with bath with mains shower including rain head and glazed screen, dual flush WC, wash hand basin with drawer under and matching wall cupboard. Opaque glazed window. Chrome vertical radiator, mirror with light.

Bedroom One

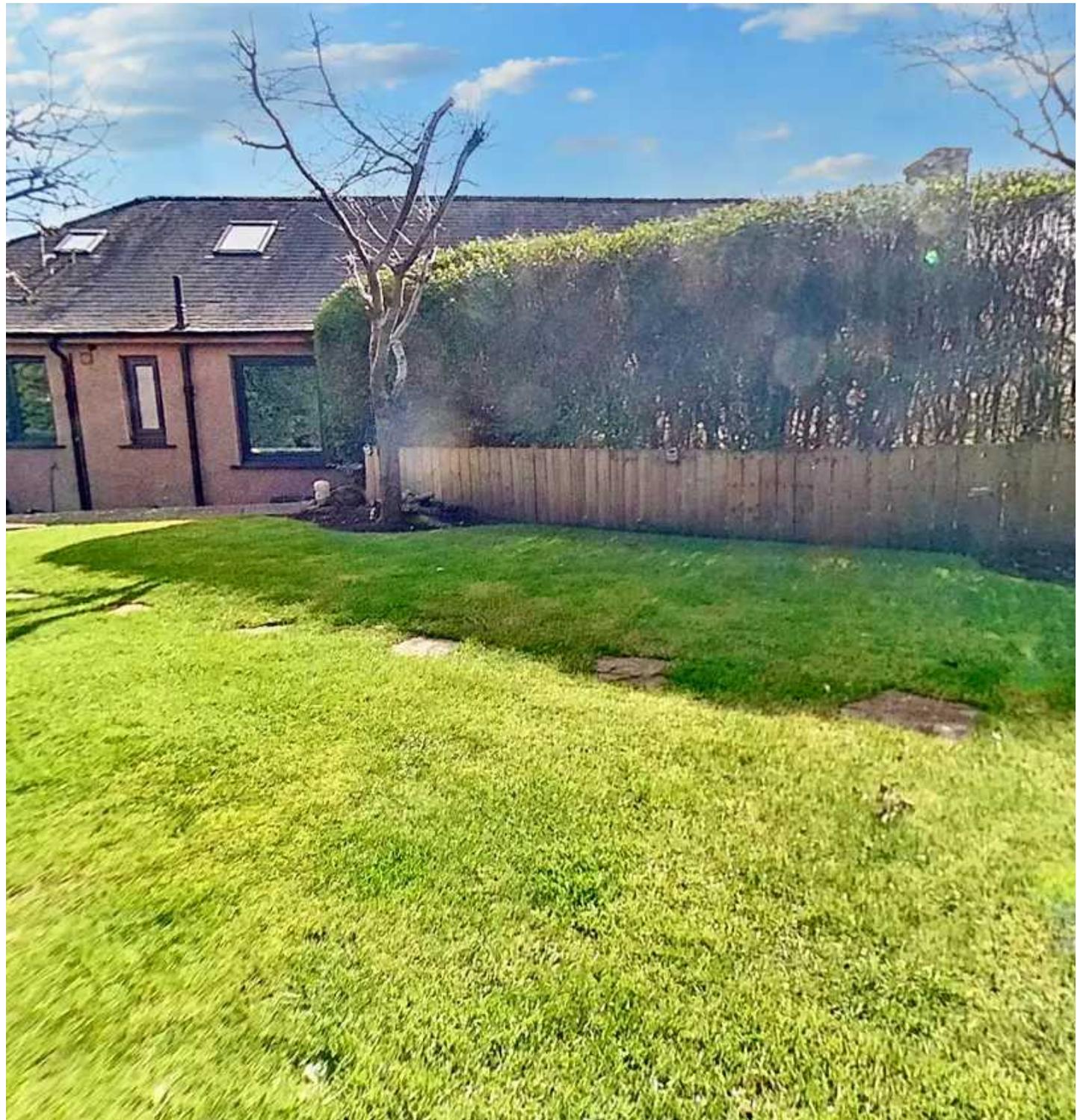
24' 7" x 16' 5" (7.50m x 5.00m)

Upstairs room currently used as a sitting room but could easily be the principal bedroom. Three Velux windows with fitted blinds. Walk-in storage cupboard. Radiator, downlighters.

Bedroom Two

13' 5" x 11' 10" (4.10m x 3.60m)

Spacious double bedroom with rear facing window and

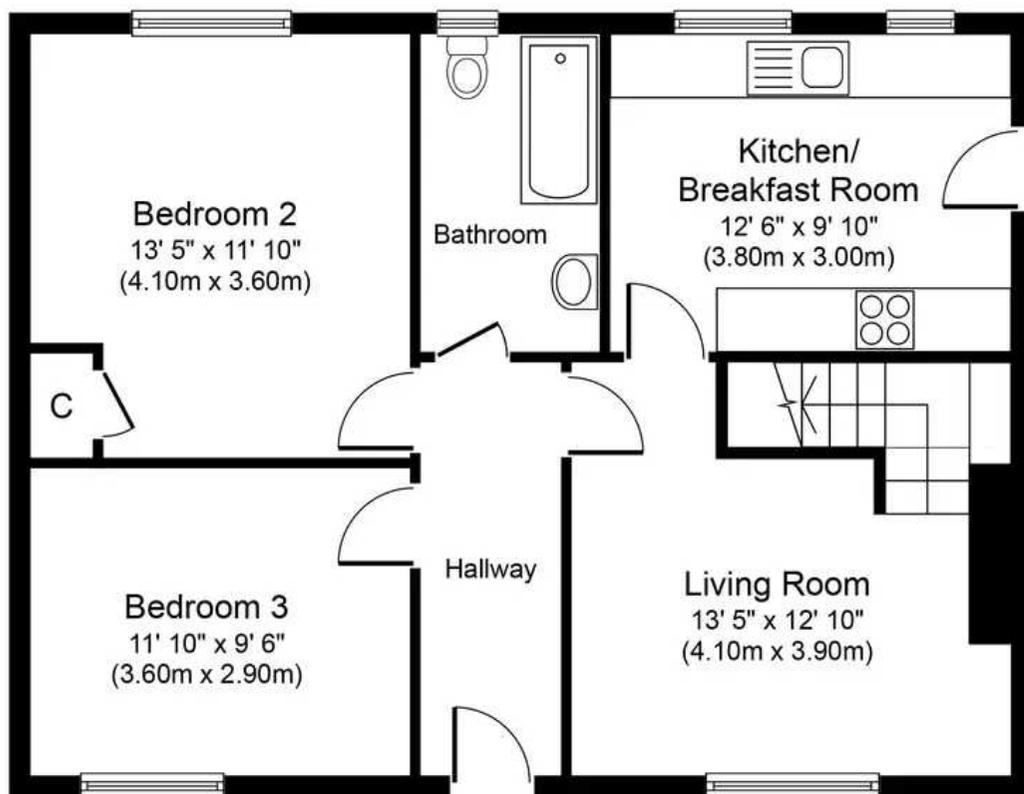


GARDEN

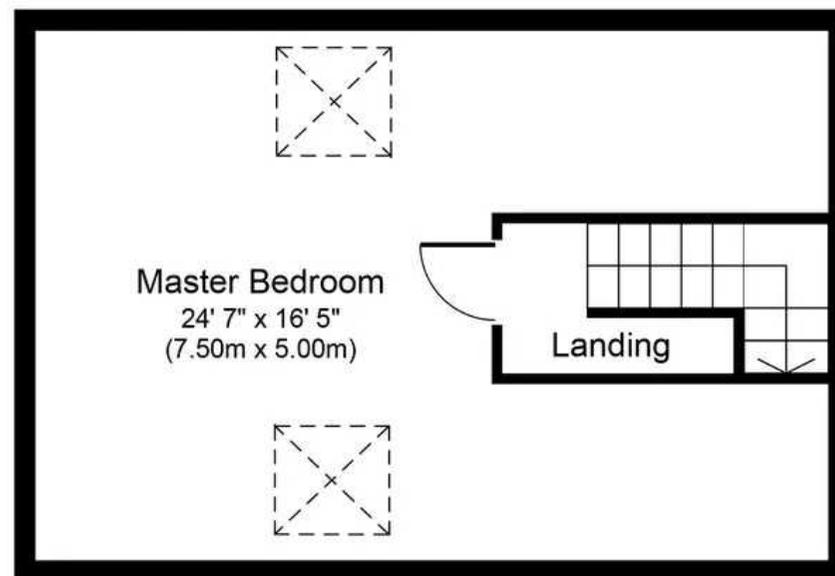
Substantial gardens to front, side and rear mainly laid to lawn with trees and shrubs. Summer house and shed. Outside power point, security lighting and water tap.

ON STREET





Ground Floor
Approximate Floor Area
701 sq. ft.
(65.1 sq. m.)



First Floor
Approximate Floor Area
405 sq. ft.
(37.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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