

# KILGOUR

PROPERTY



**27 Pentland View Terrace, Roslin, EH25 9LZ**







- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Central Heating
- Double Glazing
- Private Gardens
- Large Workshop/Storage Unit
- Driveway
- Council Tax – Band C
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

## Description

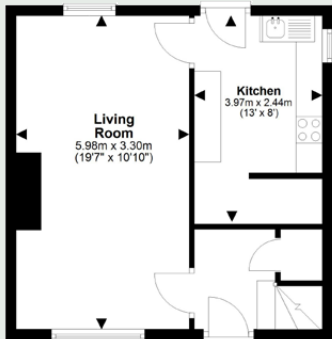
An excellent opportunity to buy this superbly located semi detached villa set in a spacious corner plot, located in the popular village of Roslin.

The property will appeal to a number of buyers and is very well placed for local amenities and also commuting. There is central heating provided by an air source heat pump which also provides hot water and there is double glazing throughout.

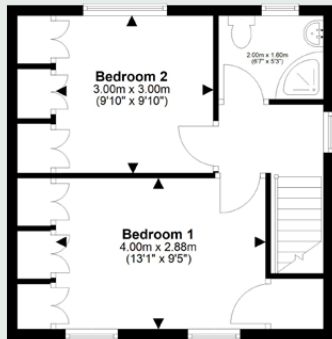
Externally there are well maintained private gardens to the front and rear as well as a driveway offering secure off street parking. Located in the rear garden is a large workshop/ storage unit.

## Location

Roslin is a picturesque and historic village quietly located approximately seven miles south of Edinburgh City Centre. This popular village has a strong community atmosphere. There are good local amenities which include a range of shopping facilities, post office, library, doctor 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's food outlet. There is also a 24hr Asda within a short distance from the property. The local Primary school is within easy walking distance and the nearest high school is Beeslack High School which is accessed by school bus. A regular bus service operates to the City and surrounding areas and motorists have quick access to the City Bypass which in turn leads to all major road networks including the A1, M8 and M9 motorways while there is also easy access to Edinburgh Airport and the Forth Road Bridge. Local leisure facilities within the village include a bowling green, Glencorse Golf Course and close by is the Bush Estate along with the Roslin Glen and the Esk Valley which are popular places for country walks. Also, nearby is the Rosslyn Chapel, built in 1446 which is famed worldwide for the beauty of its carvings.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Lounge	19'7 x 10'10	5.98 x 3.30m
Kitchen	13'0 x 8'0	3.97 x 2.44m
Bedroom 1	13'1 x 9'5	4.00 x 2.88m
Bedroom 2	9'10 x 9'10	3.00 x 3.00m
Bathroom	6'7 x 5'3	2.00 x 1.60m











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