



RALPH SAYER
SOLICITORS & ESTATE AGENTS

43 Charles Wilson Avenue
Roslin, Midlothian, EH25 9AQ

A Beautifully Presented Family Home with Scenic Pentland Views

Nestled in a quiet, modern development, this immaculate three-bedroom mid-terrace house in Roslin offers stylish interiors, generous living spaces, a landscaped garden and two monobloc parking spaces to the side.

With stunning views of the Pentland Hills and excellent local amenities within easy access - both by walking and driving, this property perfectly balances countryside charm with city convenience.

General Features

- Beautifully presented three-bedroom mid-terrace home in a sought-after modern development
- Tranquil location with spectacular views of the nearby Pentland Hills
- Move-in ready with contemporary, high-quality finishes

Interior Features

- Bright and spacious living room with Amtico flooring and a large, front-facing window
- Sleek, modern kitchen with integrated appliances and ample dining space
- Handy Utility Room providing additional storage and laundry facilities
- Three well-proportioned bedrooms with built-in wardrobes in the principal bedroom
- Stylish family bathroom with a shower-over-bath and tiled splash walls
- Ground-floor WC off the Utility Room for added convenience
- Fully floored attic with fitted Ramsay ladder creating extensive additional storage

Exterior Features

- Generous, south-facing enclosed rear garden with an Indian sandstone patio, lawn, and garden shed
- Secure fencing, perfect for children and pets
- Two private monobloc parking spaces at the side of the property

Energy-Efficient & Tech Features

- Solar panels providing eco-friendly energy and reduced electricity costs
- Full-fibre broadband for seamless, high-speed internet connectivity

Prime Location:

- Scenic walks in Roslin Glen and the Pentlands just five minutes away - easy to access on foot or by car.
- Straiton Retail Park, with IKEA and a wide range of shops, reachable within five minutes
- Edinburgh city centre accessible in only 20 minutes
- Excellent local schooling options and community amenities nearby







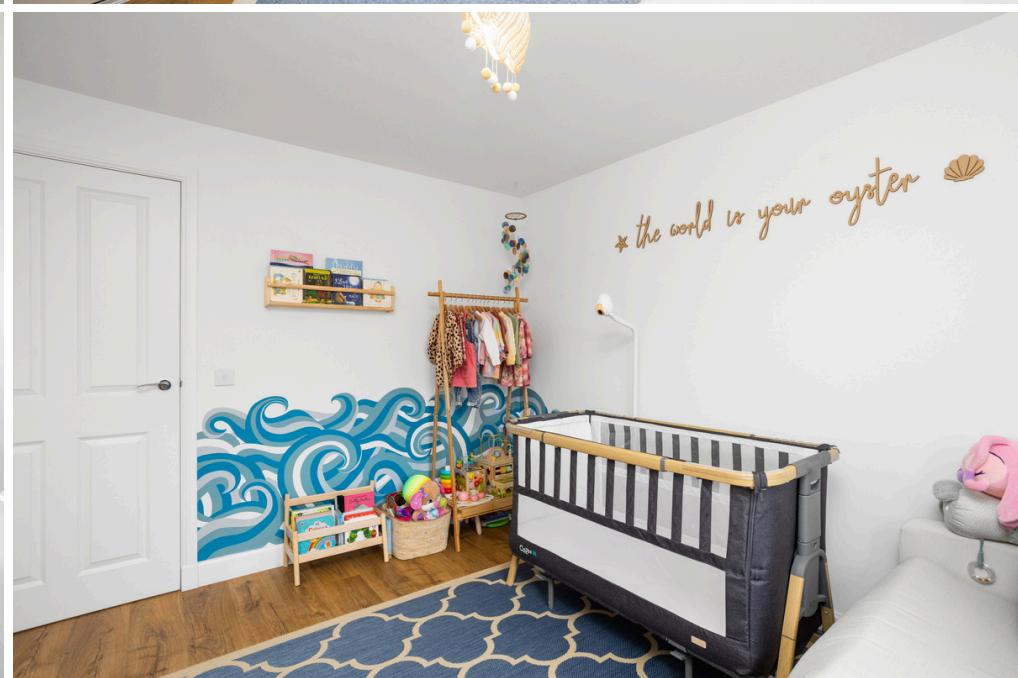


Sleek, modern kitchen with integrated appliances and ample dining space, along with handy utility room providing additional storage and laundry facilities, with ground floor WC off.











Step into a home designed for comfortable family living, with elegant interiors and practical features that cater to modern lifestyles with full-fibre broadband for seamless, high-speed internet connectivity - ideal for home office working. Both gas central heating and double glazing is available throughout the property, and with eco-friendly Solar panels, this home is sure to provide a warm, yet economic environment all year round.

Whether it's enjoying a morning coffee on the patio, taking a scenic walk through Roslin Glen, or entertaining friends in the spacious living areas, this property has something for everyone.

Externally, the property benefits from generous, south-facing enclosed private rear gardens, perfect for children and pets with an Indian sandstone patio, lawn, and garden shed that is included in the sale. There are two monobloc parking spaces to the side of the property included in the sale.

Extras: to include all fitted carpets and fitted floor coverings, light fittings, blinds, integrated kitchen appliances and garden shed.

Home Report Value: £270,000

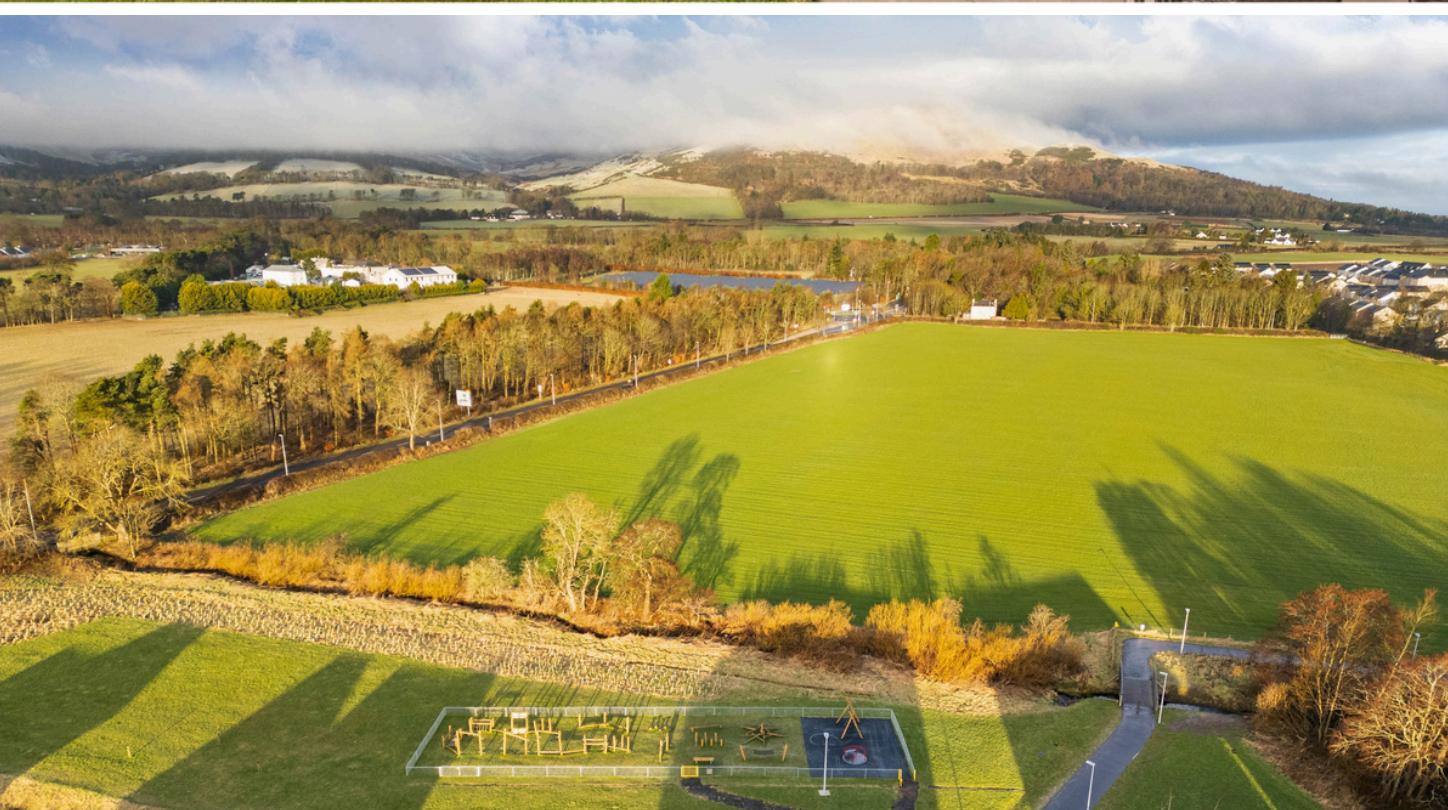
EPC Rating - B | Council Tax Band - E





Generous, south-facing rear gardens are fully enclosed, making this an ideal space for children and pets.

Directly off the Dining Kitchen, access opens to the Indian sandstone patio that is the perfect spot for al fresco dining or enjoying an evening glass of wine.



Roslin, Midlothian

43 Charles Wilson Avenue is set within a modern residential estate in Midlothian, within easy reach of both Roslin and Bilstion, ideally situated to the south of Edinburgh, approximately six miles from the city centre.

Known for its semi-rural appeal, this location offers easy access to picturesque walking routes, including Roslin Glen and the Pentland Hills, both just minutes from the property by foot or in the car. The nearby Straiton Retail Park provides a comprehensive selection of shops and services, including IKEA, Costco, M&S Food Hall, Sainsbury's, and a range of popular high-street brands.

Families will appreciate the excellent local schools, including Bilstion Primary, with further educational options available in Roslin and the surrounding areas.

Roslin itself is just a short drive away from the property - as well as being easily accessible on foot in approximately twenty minutes, offering a variety of amenities including cafes, restaurants, and convenience stores, as well as the world-renowned Rosslyn Chapel and beautiful woodland walks in Roslin Glen. The area also benefits from community activities and excellent healthcare services.

Recreational opportunities abound, from Hillend Ski Slope to various local golf courses and outdoor spaces for active pursuits. Commuters benefit from frequent public transport links into Edinburgh and neighbouring towns, while the Edinburgh City Bypass is a short drive away, connecting easily to the M8, M9, and beyond.

Let us help you find your next
dream property!



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CHARTERED FIRM

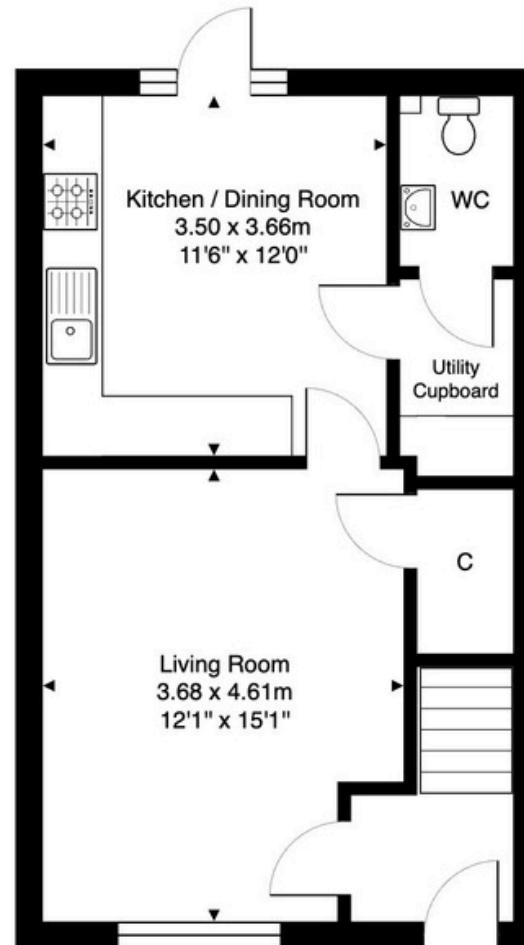
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DISCLAIMER

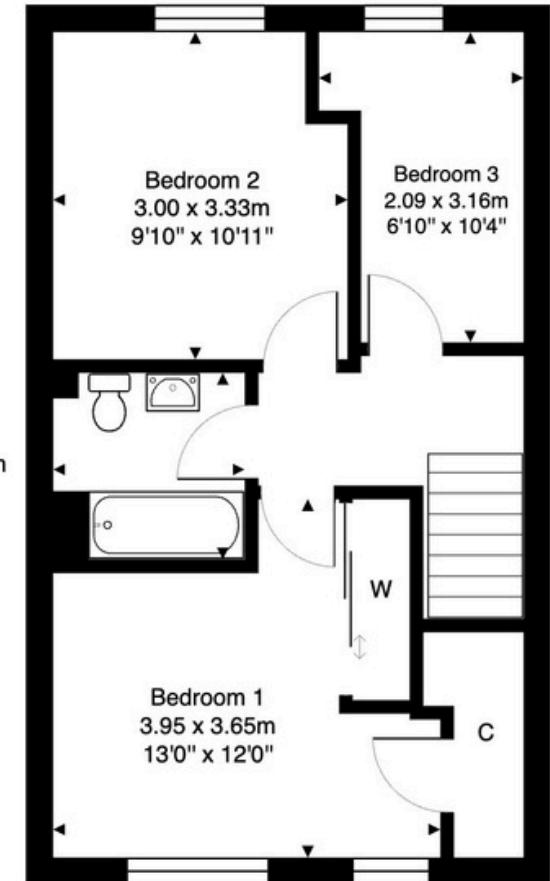
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

43 Charles Wilson Avenue, Roslin, EH25 9AQ



Ground Floor



First Floor