



91 Charles Wilson Avenue
ROSLIN | EH25 9AR


warners
solicitors & estate agents



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An exceptional opportunity to own a beautifully presented four-bedroom detached home in the sought-after Pentland View development. Boasting breath-taking, uninterrupted views of the Pentland Hills—right from the comfort of your own bed—this home truly lives up to its name.

This stunning home has been tastefully decorated to an exceptional standard throughout and offers well-planned and flexible accommodation over two levels. The spacious living room forms the main public space in the property and offers a great space for relaxing with family or entertaining friends. The modern, open plan kitchen/dining room is also of an excellent size, and off this lies a utility room and WC.

Upstairs, the principal bedroom boasts a stylish ensuite. The three further bedrooms are all well-sized doubles with each room having the potential to be employed as a home office, study or gym giving the property a great degree of flexibility. A modern family bathroom with three-piece white suite completes the internal accommodation.

Outside, the fully enclosed rear garden is a true sanctuary, where you can watch deer roam by throughout the day while enjoying serene, private surroundings. The property also features a Zappi EV charger that seamlessly connects to the solar panels, a rare and highly efficient addition that maximises renewable energy use. A driveway provides ample parking, complementing the home's practical and energy-efficient design.

If you're looking for a home that offers both luxury and sustainability with nature on your doorstep, this is the one. Viewing is highly recommended to truly appreciate everything that this outstanding home has to offer.

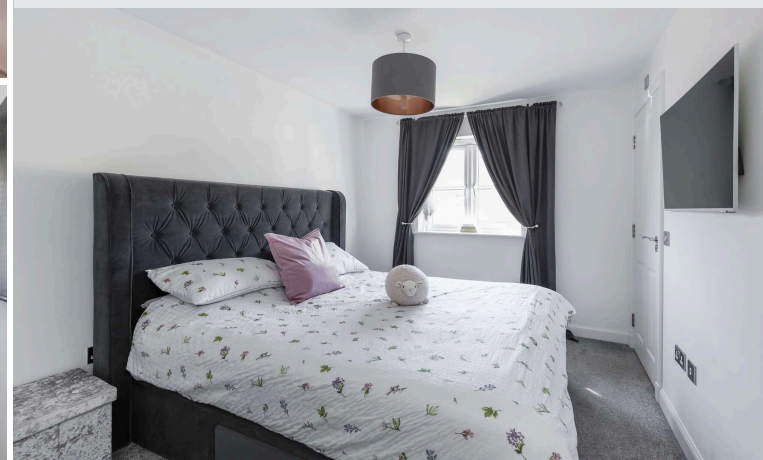
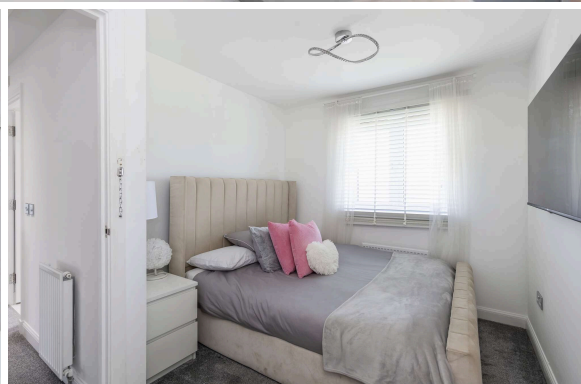
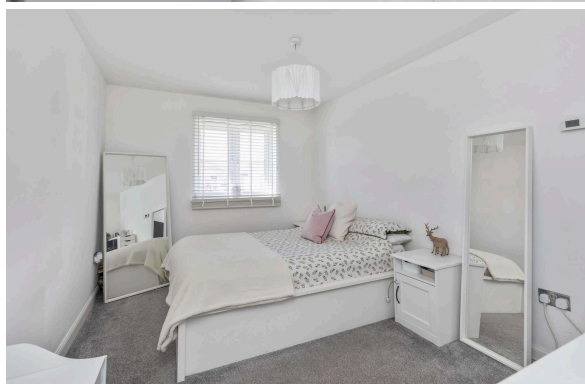
- Four bedroom modern family home
- Living room
- Kitchen/dining room with utility room
- Principal bedroom with ensuite
- Three further double bedrooms
- Bathroom
- WC
- Front & rear garden
- Integral garage
- Delivered

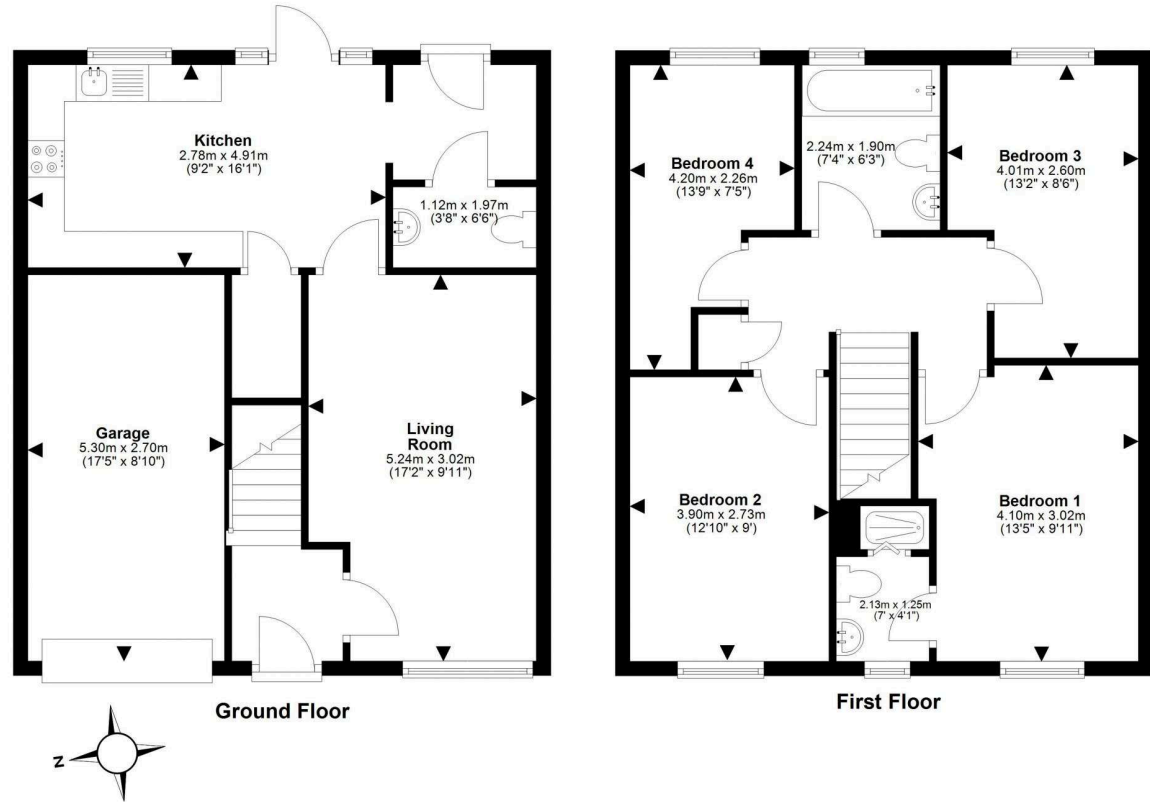
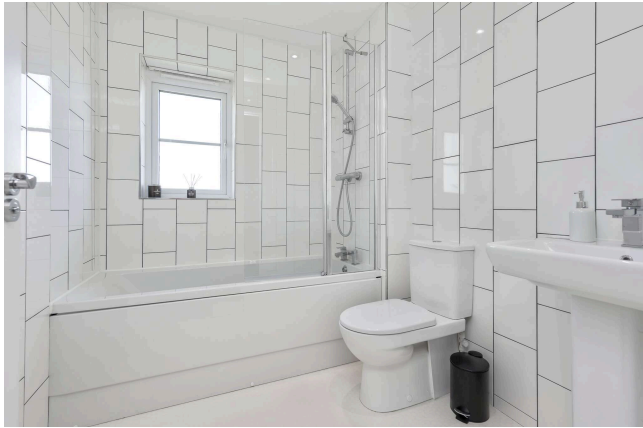
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with all blinds. Other items may be available with separate negotiation. EPC: C CT: F Factoring: Approx. £140 P/Y: Ross & Liddell

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.





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