



Offers Over
£165,000

38 Wallace Crescent

Roslin | Midlothian | EH25 9LN

This well-presented and quietly positioned two-bedroom upper villa offers spacious and versatile accommodation in the highly sought-after village of Roslin. Enjoying a peaceful setting, the property benefits from excellent transport links to Edinburgh City Centre and the Edinburgh City Bypass, while the village itself offers a range of local amenities and beautiful surrounding countryside. Further enhancing its appeal are a private main door entrance, private garden, driveway and garage.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Accessed via a private main door to the rear of the building, the property opens into an internal staircase leading to a welcoming hallway. The bright and generously proportioned living room enjoys a pleasant front-facing aspect and features attractive hardwood flooring together with a charming brick-surround fireplace, creating an inviting focal point for the room. The modern kitchen is fitted with a stylish range of high-gloss wall and base units, complemented by easy-care splashbacks. Integrated appliances include a gas hob and oven, while the practical layout provides excellent storage and workspace for everyday cooking. There are two well-proportioned double bedrooms, both finished in neutral décor. The spacious principal bedroom benefits from fitted carpeting and includes large freestanding wardrobes, which are to remain as part of the sale, together with useful shelved storage. The second double bedroom overlooks the rear of the property and offers a bright, comfortable space suitable for guests, family members or home working. The bathroom is finished with full-height wall tiling and comprises a contemporary white three-piece suite with a thermostatic shower over the bath. A particular feature of the property is the fully floored and lined attic, complete with a Velux window. This versatile space offers excellent additional accommodation and is ideally suited as a home office, hobby room or occasional study, subject to the relevant consents where required.



Extras

The property shall be sold with selected fixtures and fittings, including integrated hob and oven, freestanding wardrobes and fitted floor coverings. Other items may be available by separate negotiation.

Gardens, Garage & Driveway

Externally, the property benefits from a private decked seating area and garden with a garden shed, providing an ideal space for relaxing and entertaining. A private driveway leads to the detached garage, which has been significantly upgraded with lined walls, flooring, power, lighting and an Ethernet connection, making it suitable for a variety of uses including a workshop, gym or additional workspace.

Viewing

By appointment through Neilsons (0131 625 2222).





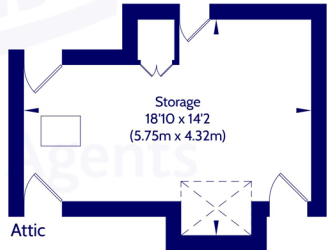
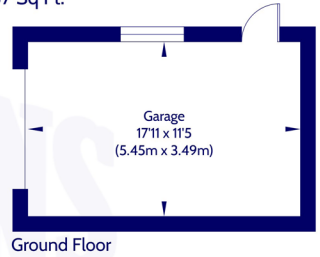
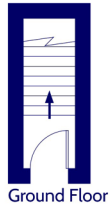
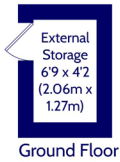
Location

Wallace Crescent is situated in the sought-after village of Roslin, Midlothian, offering a peaceful residential setting within easy reach of Edinburgh and the surrounding countryside. Roslin provides a range of local amenities, including shops, cafés, restaurants and everyday services, while nearby Loanhead, Bonnyrigg and Penicuik offer a wider selection of shopping, leisure and recreational facilities. The area is well placed for commuting, with convenient road links providing access to Edinburgh, the City Bypass and destinations across Midlothian. The village is particularly appealing to those who enjoy the outdoors, with the picturesque Roslin Glen and surrounding countryside providing excellent opportunities for walking and cycling. Historic Roslin Chapel and the remains of Roslin Castle are also close by, adding to the character and appeal of the area. With its attractive village setting, excellent access to open countryside and convenient connections to Edinburgh, Wallace Crescent provides an appealing location for families, professionals and those looking to enjoy the benefits of village life while remaining within easy reach of the capital.





Approx. Gross Internal Floor Area 68 Sq M / 737 Sq Ft.



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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