










Offers Over
£195,000

47 Pentland View Terrace

Roslin | Midlothian | EH25 9NE

This spacious and attractive semi-detached villa situated on a great plot within a cul-de-sac setting is pleasantly positioned within a quiet pocket of the historic and sought-after village of Roslin. Close to excellent amenities, reputable schooling and transport links, the property is well-suited to first-time buyers and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned dual-aspect lounge/dining room, stylish fitted kitchen with door providing direct access to the rear garden, two well proportioned double bedrooms and shower room. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker and washing machine.

Gardens and Parking

The property is set within a fantastic plot and good sized, well maintained private gardens can be found to the front and rear of the property. Ample on-street parking is available to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





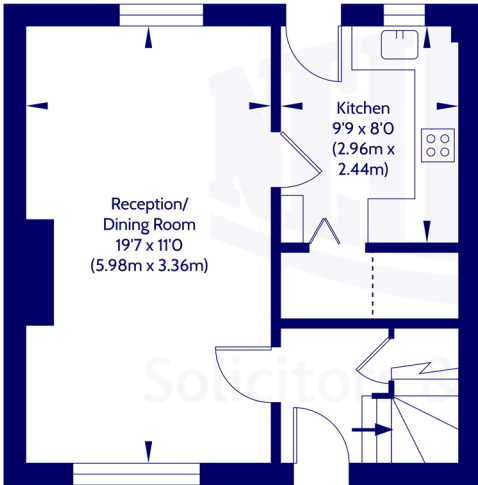
Location

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities. The nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Roslin Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.

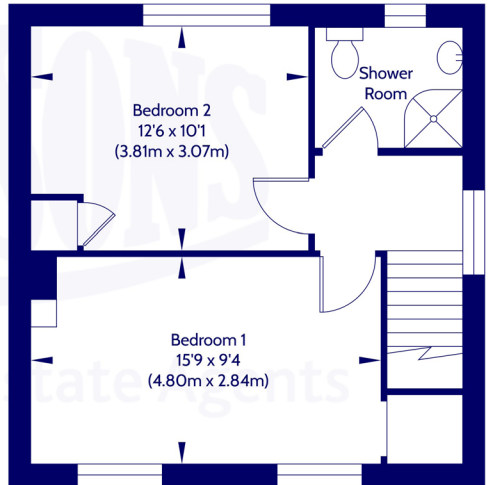




Approx. Gross Internal Floor Area 69 Sq M 751 Sq Ft.



Ground Floor



1st Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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