



## 42 Pentland View Terrace, Roslin, Midlothian, EH25 9NE

Bright and Well-Presented, Two Bedroom, End-Terrace Villa, with Generous Gardens & Driveway

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# Property Description

Bright and well-presented, two-bedroom, end-terrace villa, with generous gardens and a driveway. Located in a quiet and established residential area of the popular village of Roslin, Midlothian.

Comprises an entrance hall, a living/dining room, a kitchen, two double bedrooms, and a family shower room.

Highlights include a fitted kitchen and a fully tiled bathroom, gas central heating, and double glazing. With a first-floor view of the Pentland Hills, there is also superb storage space, including a generous loft.

There are low-maintenance gardens to both aspects, incorporating a paved driveway to the front, whilst two rear garden plots are partitioned and include a store shed.

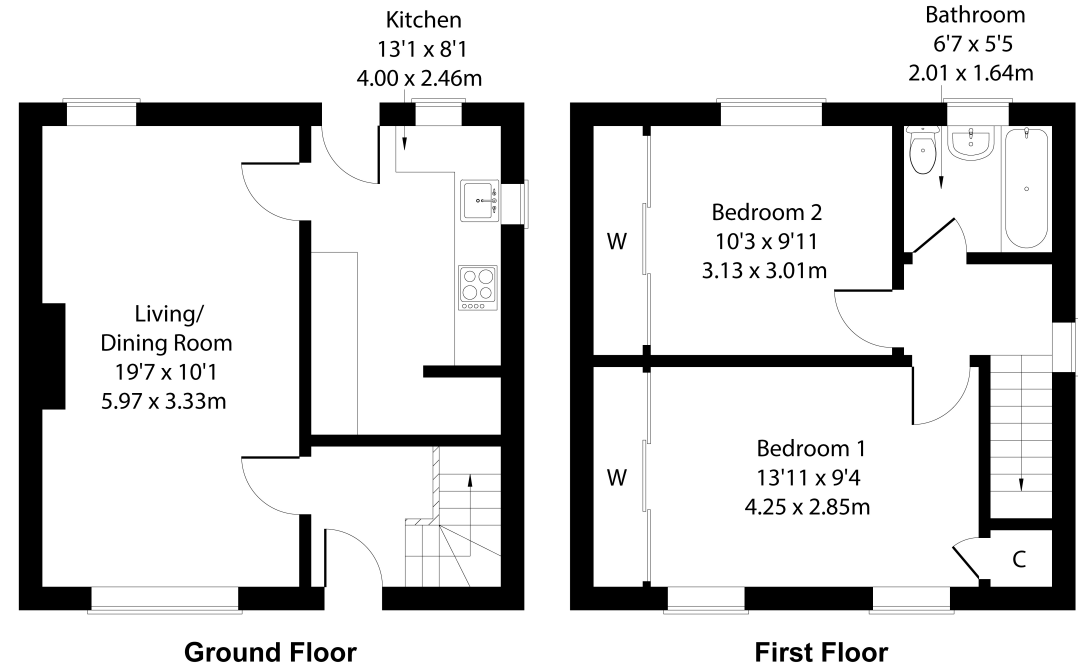
The entrance hall affords access to the carpeted stairs leading to the upper hall and opens into a spacious, dual-aspect living room, finished with light decor, carpeted flooring, and a feature wall with a fireplace. Set off the living room, a good-sized kitchen features a door leading to the rear garden, while fitted wall and base units include stone effect worktops, a tiled surround, and a sink with a drainer. Included appliances comprise a fridge, a Freezer, and an integrated oven and gas hob.

On the upper floor, two generous double bedrooms are set to opposite aspects, with laminate flooring and built-in wardrobes with mirrored sliding doors, bedroom one also includes further built-in storage. Completing the home, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Nestled above the picturesque River North Esk and surrounded by the natural beauty of Roslin Glen, the historic village of Roslin offers a charming rural setting with excellent local amenities. Best known for the world-renowned Rosslyn Chapel—just a short walk from the village—Roslin combines rich heritage with modern convenience. The village itself boasts a variety of local shops and services. Roslin's near vicinity to the science parks at the Bush Estate and the University of Edinburgh Royal (Dick) Vet and other animal hospitals, make it ideal for work or study. For a wider retail

experience, Straiton Retail Park is just a short drive away, featuring major retailers such as Sainsbury's, Boots, M&S Foodhall, and IKEA. Roslin is also ideally placed for commuters, with regular bus links to Edinburgh and easy access to the A701, city bypass, A1, and central motorway network, as well as convenient routes to Edinburgh Airport, making travel throughout the region highly convenient.





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