



## 2 Pentland View Crescent, Roslin, Midlothian, EH25 9LY

Two Bedroom, Semi-Detached House with Private Gardens

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# Property Description

Two-bedroom, semi-detached house in need of modernisation, with private gardens. Set in a quiet residential cul-de-sac, the property is located in the popular town of Roslin, to the south of Edinburgh.

Comprises: an entrance hall, living room, kitchen, two double bedrooms and a shower room.

Features include gas central heating, timber-framed double glazing, TV and telephone points, and good integrated storage, including an attic.

Externally, the property benefits from a well kept rear garden, with established gardens to the front and side. Roslin Primary School is only a short walk away via the open green spaces of Roslin Park, which can be directly accessed at the end of the street.

The entrance hall has an understairs storage cupboard, the carpeted stairs leading to the first floor and provides access to the living room which has dual aspect windows, a fireplace and carpeted flooring.

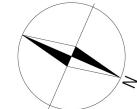
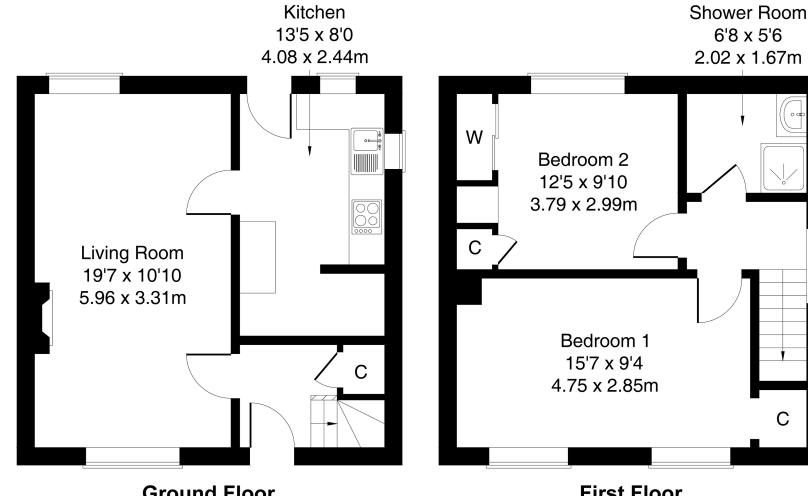
Set off the living room, with a door to the rear garden, the kitchen is fitted with wall and base units, stone-effect worktops, a sink with drainer, a tiled surround, an integrated double oven and gas hob with a canopy above, and a freestanding fridge/freezer, washing machine and dishwasher.

Upstairs, spacious bedroom one is set to the front and features two windows and recessed storage; whilst bedroom two is set to the rear with built-in wardrobes. Completing the accommodation, the shower room has a cubicle with a mains shower and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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

## Area Description

Roslin is a long-established and thriving rural village, sitting above the River North Esk, which flows through Roslin Glen, and is famed for the iconic Rosslyn Chapel which lies just a few hundred yards from the village. The village offers a good range of shops and amenities, with more extensive facilities available in nearby Penicuik, while one of Edinburgh's largest retail

parks at Straiton provides a Sainsbury's supermarket, Boots, an M&S food store and other major high-street names along with one of Scotland's two IKEA stores. Roslin is an excellent commuter location, with a regular bus service to Edinburgh, and the A701 linking to the trunk roads south, city bypass, A1 and the central motorway network.





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