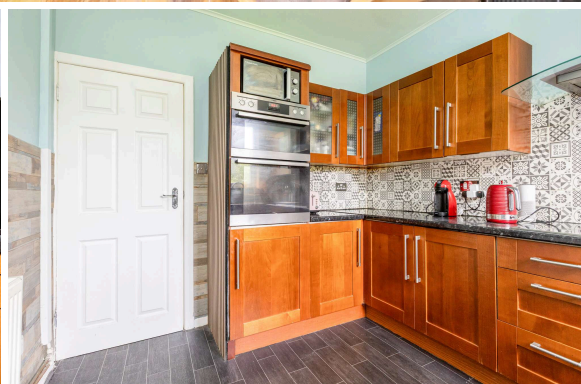
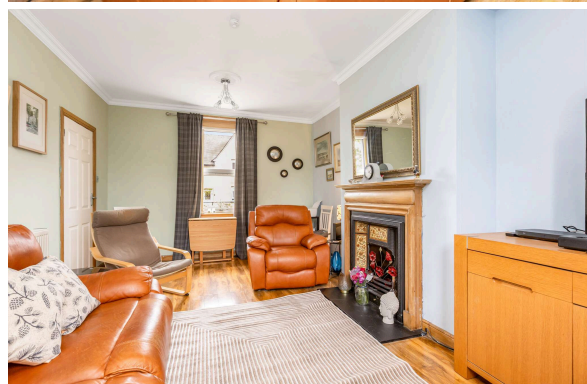




38 Pentland Crescent  
ROSEWELL | EH24 9BJ

  
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## 38 Pentland Crescent

ROSEWELL | EH24 9BJ

Superb sized semi-detached villa with a larger than average rear garden, long driveway and timber garage, quietly tucked away in a pleasant semi-rural village setting close to open countryside, with easy access to road and rail links for commuting.

Viewing is highly recommended to appreciate the light and spacious interior of this ideal family home. The large size of the private rear garden lends itself to extending the accommodation, if required, subject to obtaining local authority consents.

- Bright dual aspect living/dining room with feature mantelpiece
- Fitted kitchen
- Handy utility room
- Three double sized bedrooms
- Built-in storage in each bedroom
- Modern fully tiled shower-room with electric shower and wash-basin set in grey gloss vanity unit
- Entrance hall
- Double glazing
- Gas central heating
- Loft and cupboard storage
- Low maintenance pebbled front garden
- Long driveway
- Timber garage to rear
- Fully enclosed child friendly rear garden featuring lawn, patio and shed.

Council Tax C  
Energy Rating C

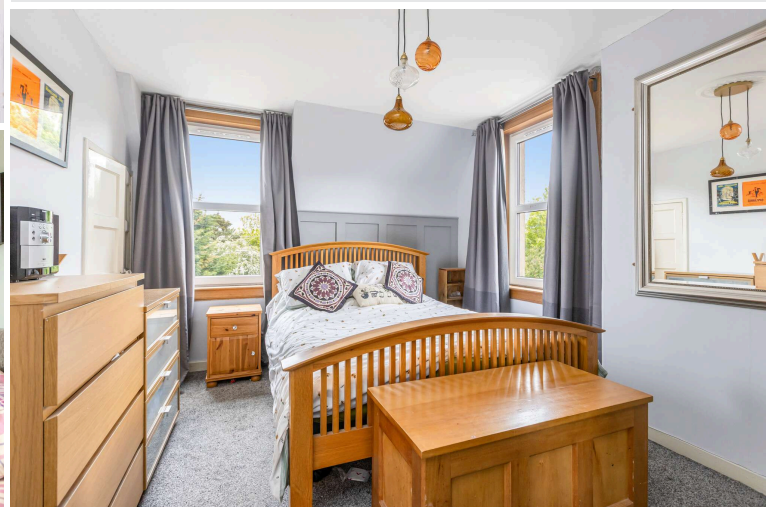
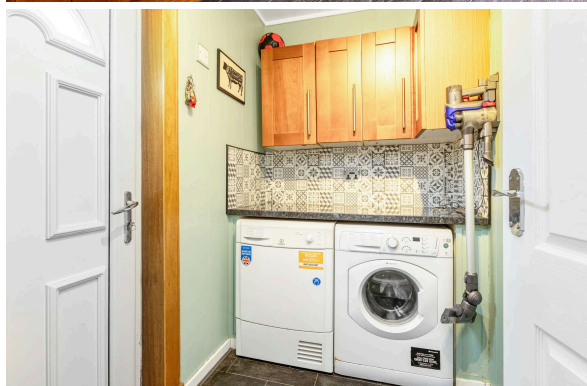
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

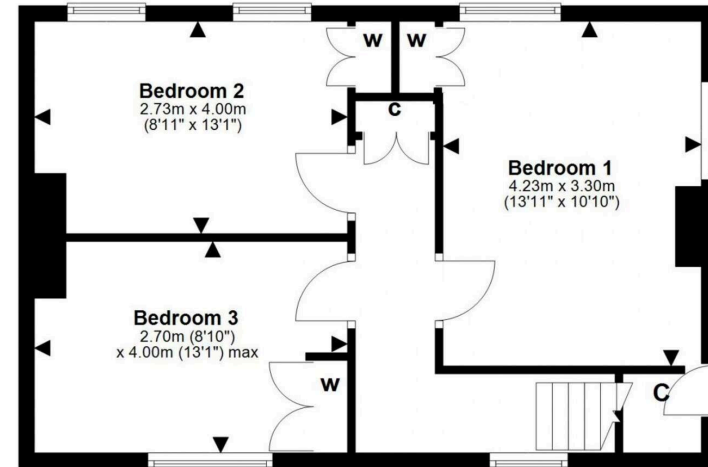
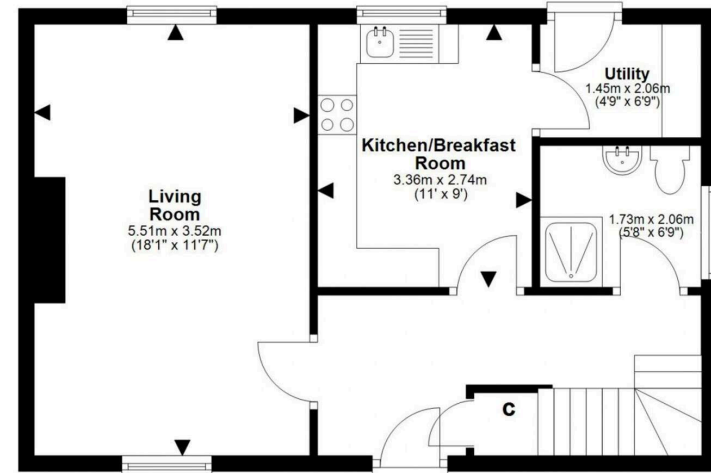
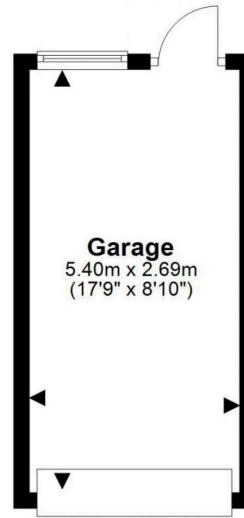
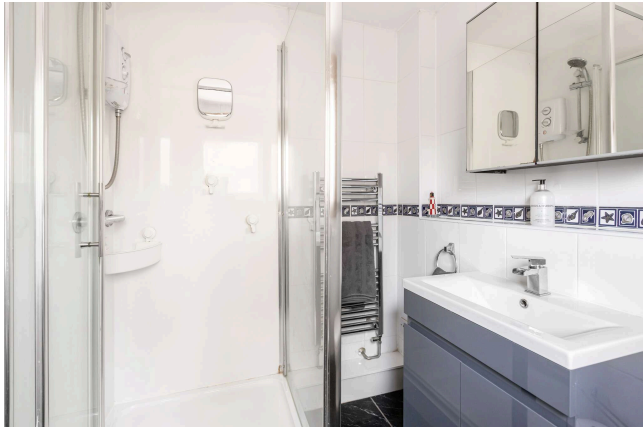




All fixtures, fittings, integrated kitchen appliances, washing machine, tumble dryer, fridge freezer, dishwasher, curtains and blinds will be included in the sale.

The subjects are located in the popular Midlothian village of Rosewell which lies in the heart of the Midlothian countryside close to scenic Roslin Glen and well within commuting distance of Edinburgh. There are a number of shops on hand to cater for everyday needs, with nearby Roslin and Penicuik providing a wealth of shops, banking and postal services, not to mention a wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. For the commuter there is easy access to the city bypass, and a frequent public transport system operates throughout the village and to Edinburgh and other areas.





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.