

**4 PENTLAND VIEW CRESCENT
ROSLIN
EH25 9LY**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



An immaculately presented two-bedroom semi-detached villa occupying a generous corner plot within a popular residential area of Roslin. Boasting stylish interiors, a substantial monoblock driveway, private enclosed rear garden, gas central heating, double glazing and solar panels, this superb property offers an ideal home for first-time buyers, young families and downsizers alike.

VIEWING BY APPOINTMENT ONLY CALL: 0131 337 9692

OFFERS OVER £214,000

- Immaculately presented two-bedroom semi-detached villa
- Attractive corner plot setting
- Bright and spacious living room
- Well-appointed shaker-style kitchen
- Separate dining area
- Ground floor WC
- Two generous double bedrooms
- Contemporary shower room
- Private enclosed rear garden
- Patio and lawned areas ideal for outdoor entertaining
- Garden shed and greenhouse
- Extensive monoblock driveway providing ample off-street parking
- Gas central heating
- Double glazing
- Solar panels





The property enjoys a prominent position within the development and is presented in true move-in condition throughout. The front door opens into a welcoming entrance hall with useful storage and a convenient ground floor WC. To the front, the bright and spacious living room provides an inviting setting for everyday living and entertaining, while to the rear the well-appointed kitchen and adjoining dining area create a practical and sociable space for modern family life.

The attractive shaker-style kitchen is fitted with an excellent range of wall and base units, complemented by generous worktop space and integrated cooking appliances. The adjoining dining area provides ample room for family meals and entertaining, whilst enjoying plenty of natural light.

On the first floor, there are two generously proportioned double bedrooms and a contemporary shower room. Both bedrooms benefit from excellent natural light and offer flexible accommodation for family life, guest accommodation or home working.

Further benefits include gas central heating, double glazing and solar panels which contribute towards improved energy efficiency and reduced running costs.

Living Room

Positioned to the front of the property, the living room is a bright and welcoming reception space finished in attractive contemporary décor. The generous proportions comfortably accommodate a variety of furniture arrangements, creating an ideal space for both everyday family living and entertaining.

Kitchen

The kitchen has been thoughtfully designed with an attractive range of shaker-style units, extensive worktop space and integrated cooking appliances. Finished in neutral tones, it offers excellent storage and practicality whilst enjoying views towards the rear garden.

Dining Area

Situated adjacent to the kitchen, the dining area provides a versatile space for family meals, entertaining guests or home working. Its open connection with the kitchen creates an ideal hub for modern living.

Bedroom One

A spacious principal bedroom offering excellent floor space for freestanding furniture and enjoying a pleasant outlook. The room is beautifully presented and provides comfortable accommodation.

Bedroom Two

A further generous double bedroom with space for bedroom furniture, guest accommodation or a home office setup, offering excellent flexibility to suit a purchaser's requirements.

Shower Room

The contemporary shower room is fitted with a stylish white suite incorporating a large shower enclosure, wash hand basin and WC, all finished to a high standard.

Gardens & External

The property occupies a generous corner plot with a substantial monoblock driveway providing excellent off-street parking to the front and side. To the rear, the fully enclosed garden offers a wonderful outdoor space for relaxation and entertaining, featuring a combination of patio and lawn areas along with a greenhouse and garden shed. The garden enjoys good privacy and is ideal for families, gardening enthusiasts and summer gatherings.

All integrated appliances, freestanding washing machine and light fittings to be included with sale. No warranties or guarantees will be provided as the property will be sold as seen.

Location

Pentland View Crescent is situated within the highly desirable village of Roslin, one of Midlothian's most sought-after residential locations. The village enjoys a range of local amenities including shops, cafés, restaurants, schooling and leisure facilities, whilst nearby Straiton Retail Park provides an extensive selection of retail and supermarket offerings.

Roslin Glen Country Park, the Pentland Hills Regional Park and numerous scenic walking routes are all within easy reach, making the area particularly appealing to outdoor enthusiasts. Excellent transport links provide swift access to Edinburgh City Centre, the City Bypass, Edinburgh Airport and Scotland's motorway network, making Roslin an ideal commuter location.

Tenure: Freehold

Council Tax: Band- C

EPC: Band- B



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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