



38 Gardyveen Court, Bilston, Roslin, Midlothian, EH25 9AG

Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens

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Property Description

Situated within a peaceful modern development in Bilston, near Roslin, this beautifully presented three-bedroom end-terrace home boasts private gardens, just south of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground floor WC.

Highlights include a stylish integrated kitchen, modern bathroom suites, contemporary flooring and lighting, with neutral decor throughout.

In addition, there is gas central heating, solar panels, double glazing, multiple TV points, and good storage provision.

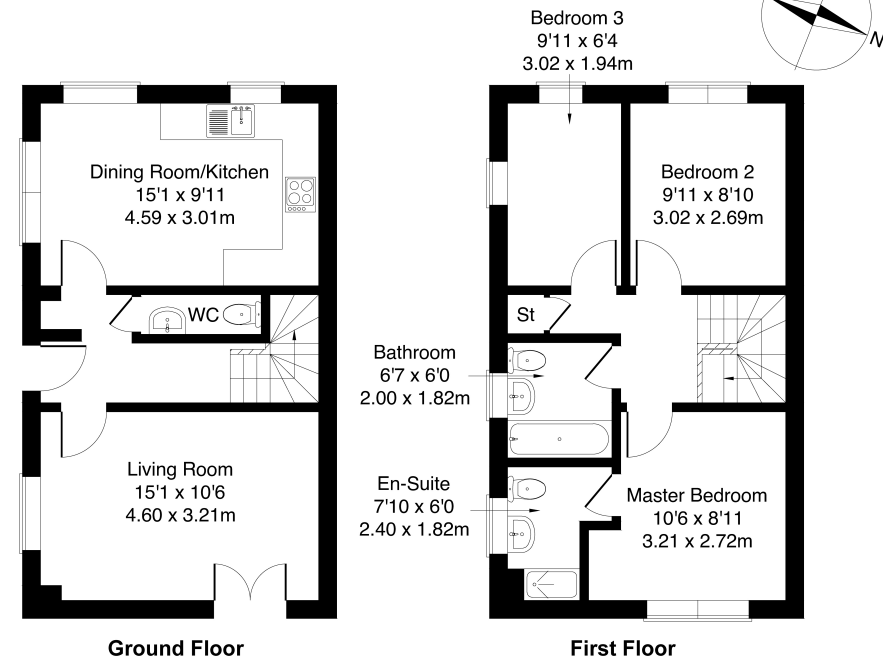
Externally, the property boasts private lawn borders, whilst an enclosed garden includes a lawn, two paved patios and a store shed.

This desirable modern development offers unrestricted residential parking and extensive, well-maintained grounds, including a large 'village green.'

The property opens into a welcoming entrance hall that provides access throughout the ground floor, including to a convenient WC and the staircase to the upper level. To one side, a bright and spacious dual-aspect lounge features tasteful neutral decor, carpeted flooring, and French patio doors that open directly to the private rear garden—perfect for indoor-outdoor living. Opposite, the generous kitchen enjoys a similar dual-aspect layout, offering excellent natural light and ample space for a dining area. This stylishly appointed kitchen is ideal for both everyday living and entertaining, featuring modern fitted units and worktops, including matching upstands, a sink with a drainer, and an integrated eye-level double oven, a gas hob, a fridge/freezer, a washing machine and a dishwasher.

On the upper hall, the master bedroom is well-finished with light decor, carpeted flooring, plenty of space for storage, and a stylish en-suite shower room. Two further flexible bedrooms are set to the opposite aspect, while a family-sized bathroom completes this home with a modern three-piece suite.

mov⁸ REAL ESTATE 38 Gardyveen Court, Bilston, Roslin, EH25 9AG
Estate Agents and Solicitors Approximate Gross Internal Area: (809 sq ft - 75 sq m.)



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

Area Description

Located just six miles south of Edinburgh city centre, Bilston is a charming Midlothian village that offers an ideal setting for commuters and families alike. The area benefits from excellent transport links, with convenient access to the Edinburgh city bypass and regular public transport services connecting to Edinburgh and surrounding communities. Bilston is a sought-after residential location, offering easy access to a range of amenities in nearby Penicuik and the extensive Straiton

Retail Park, home to major high-street retailers, supermarkets, and one of only two IKEA stores in Scotland. Residents can also enjoy a variety of recreational options, including several local golf courses, Hillend Ski Slope, and the historic Rosslyn Chapel. A range of well-regarded primary and secondary schools are available in the surrounding area, making Bilston a practical and appealing place to call home.





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