



53 Castlelaw Crescent, Bilston, Roslin, Midlothian, EH25 9SR

Beautifully Presented & Spacious, Three-Bedroom, End-Terrace Villa with Gardens & Driveway

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Property Description

Beautifully presented and spacious, three-bedroom, end-terrace villa, with private gardens and a driveway. Set on a quiet residential street, located in the rural village of Bilston, by Roslin in Midlothian, south of Edinburgh.

Comprises an entrance hallway, a living room, a kitchen, three double bedrooms and a bathroom.

Tastefully finished and upgraded throughout, with a modern kitchen, a stylish bathroom suite, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and good storage including a loft.

Externally, the property benefits from professionally landscaped gardens to both aspects, including a driveway to the front, a lawn to the rear, patios and a substantial storage shed.

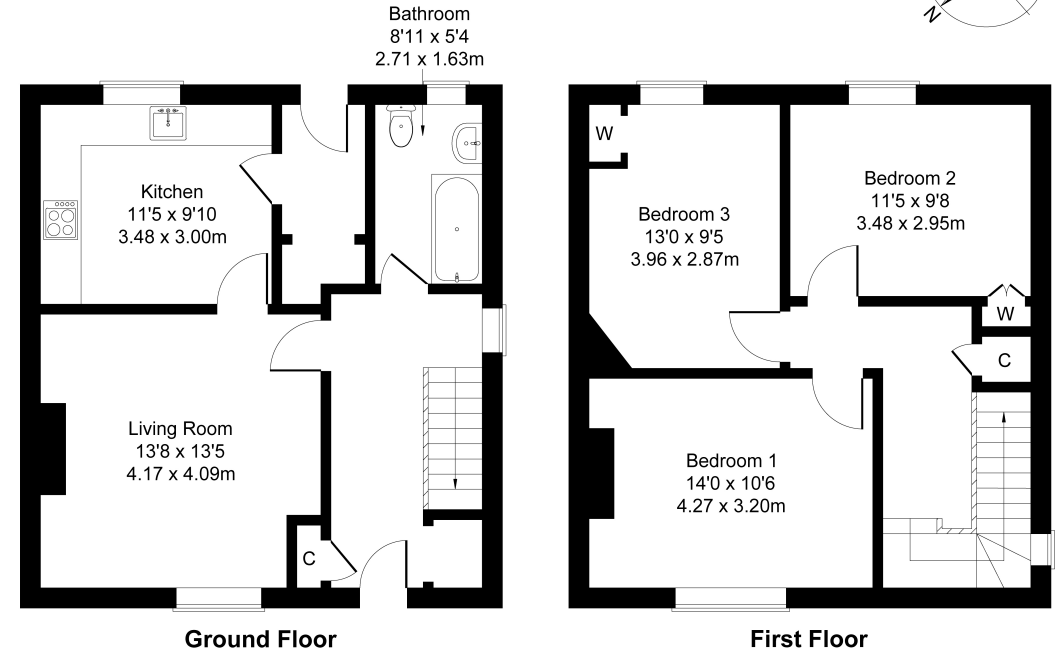
A welcoming entrance hall gives access throughout the majority of the ground floor; and features under-stair storage space, a built-in storage cupboard, and modern wood effect flooring. Set to the front, a tastefully finished living room has a feature wall including a wall-mount TV point, laminate flooring and ample space for a dining area. A stylish kitchen is set off the living room, fitted with modern units, marble effect worktops, a sink with a drainer, a splashback surround, a gas cooker, a washing machine, a dishwasher, and an American-style fridge/freezer. Set off the kitchen, an inner hall provides super storage provision and access to the southerly-facing garden.

On the upper floor, bedroom one offers a generous space for furnishings; and features tasteful decor and carpeted flooring; whilst two further well-sized and finished bedrooms are set to the rear, with wood effect flooring and built-in storage space. Completing the accommodation, the bathroom is fitted with a stylish suite including a rainfall shower over the bath, a unique sink with a vanity unit, a WC, wood effect tiled splash areas and panelled wall areas, easy maintenance flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (1039 sq ft - 97 sq m.)



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

Area Description

Bilston is a small Midlothian village located to the south of Edinburgh, approximately six miles from the city centre. The area is popular with commuters, given its easy access to the Edinburgh city bypass, and good public transport links into Edinburgh and surrounding villages. Bilston is a popular residential location, with easy access to shops and leisure facilities in nearby Penicuik, or

the Straiton Retail Park, which boasts a large number of retail outlets, including many high-street names, supermarkets and one of Scotland's two IKEA stores. Recreational facilities in the vicinity include several golf courses, Hillend Ski Slope and the famous Rosslyn Chapel. A good mix of primary and secondary schooling is available within the surrounding areas.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

