



Estate Agents and Solicitors

## 4 Corby Craig Walk, Bilston, Roslin, Midlothian, EH25 9TJ

Beautifully Presented Three-Bedroom, Semi-Detached House with Gardens & Allocated Parking

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** **rightmove** **Zoopla**  
find your happy



# Property Description

Light and beautifully presented, three-bedroom, semi-detached house, with gardens and an allocated parking space. Set in a quiet, modern, factored residential development, located in Bilston, by Roslin, to the south of Edinburgh.

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

Highlights include a stylish integrated kitchen, modern bathroom suites, quality flooring and light tasteful decor. In addition, there is contemporary lighting, gas central heating, double glazing, multiple TV points, and good storage provision.

Externally, the property benefits from a lawn and path to the front; whilst an enclosed rear garden includes a lawn, with paved and two wood-decked patios with power and wifi. The modern development offers extensive unrestricted street and visitors' parking, whilst a residential car park is set adjacent to the terrace.

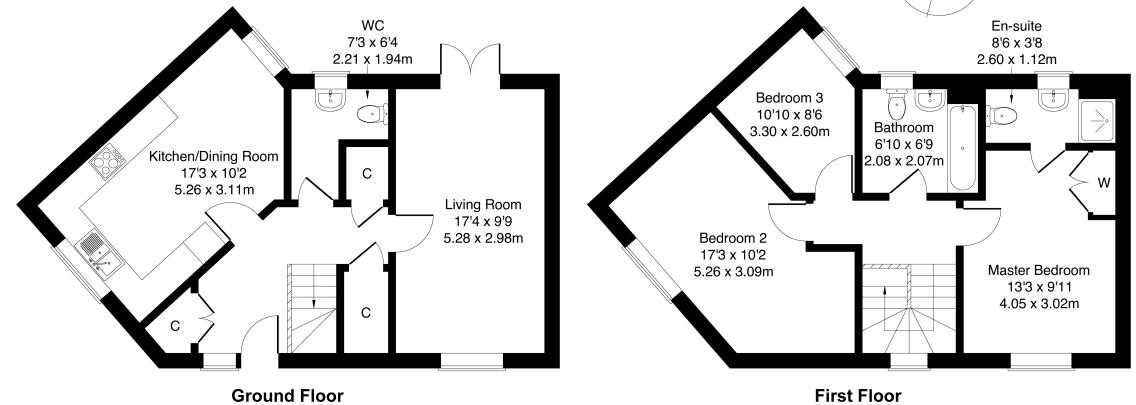
A welcoming entrance provides access to this wonderful home, leading through to the living room, which is finished with light, tasteful décor and contemporary flooring throughout, benefiting from a wall-mounted TV point and direct access to the private garden, making it an ideal space for entertaining guests. The kitchen/dining room is modern in finish, continuing the matching contemporary flooring from the living room, and features granite-effect worktops with matching units, a tiled splashback, a stainless-steel sink with drainer, and integrated appliances including a double oven, gas hob with canopy above, washing machine, dishwasher, and fridge/freezer.

The property includes three large storage cupboards, one with a power supply and sufficient space to be used as a utility cupboard for a tumble dryer. Leading upstairs, the carpeted landing provides access to all bedrooms, each finished with carpeted flooring and light décor throughout, with the master bedroom enjoying a fitted wardrobe and the added benefit of an en-suite shower room fitted with an electric shower cubicle. Completing the property is an upgraded family bathroom, comprising a three-piece suite with a bath.



## 4 Corby Craig Walk, Bilston, EH25 9TJ

Approximate Gross Internal Area: (1044 sq ft - 99 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 village in Midlothian, situated about six miles south of Edinburgh city centre. Favoured by commuters, the area offers convenient access to the Edinburgh city bypass and strong public transport links to the capital and nearby villages. It is a sought-after residential location, with nearby Penicuik and Straiton Retail Park providing a wide range of shops, supermarkets, and leisure facilities,

including one of Scotland's two IKEA stores. Residents also benefit from various recreational options such as local golf courses, Hillend Ski Slope, and the renowned Rosslyn Chapel. A variety of primary and secondary schools are available in the surrounding areas, including the highly regarded Bilston Primary school, which is within walking distance, and a new High school is being built in 2026.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

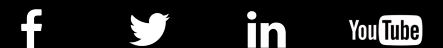
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.