



32 Corby Craig Avenue, Bilston, Roslin, Midlothian, EH25 9TL

Light and Beautifully Presented, Three-Bedroom, End-Terrace House.

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Property Description

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

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

Ready-to-move-in, 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.

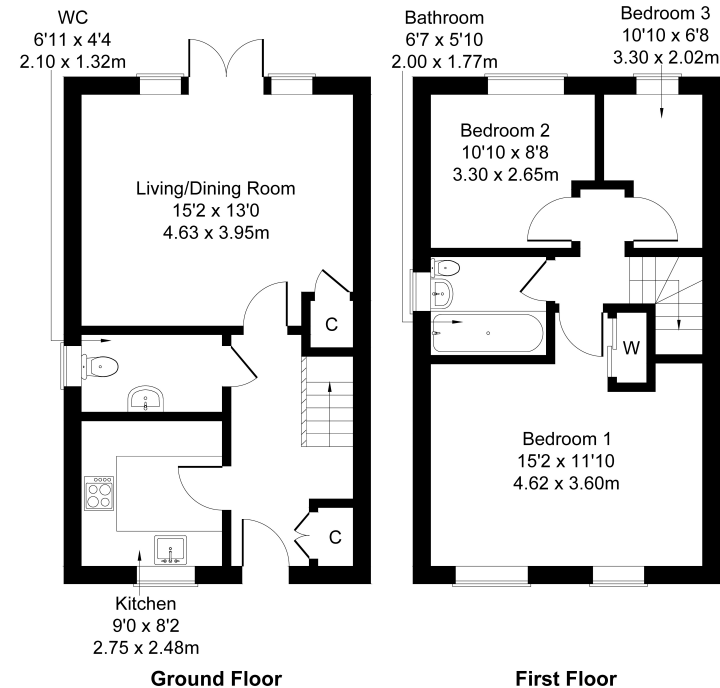
Externally, there is a small lawn and path to the front, whilst a generous, enclosed rear garden includes a lawn, paved patio and a shed. The modern development offers extensive unrestricted street and visitor parking, whilst a residential car park is set adjacent to the terrace.

The reception hall gives access throughout the ground floor and to the carpeted stairway, and features a built-in store cupboard and gloss, large tiled flooring, which continues into the kitchen and WC. Set across the rear of the floor plan, the lounge features French patio doors to the rear garden, a TV point, carpeted flooring and access to an understairs storage cupboard. Front-facing, the kitchen includes wood-effect worktops with matching upstand, a sink with a drainer, an integrated dishwasher, a washing machine, a fridge/freezer, an oven and a gas hob. A generous WC has a side aspect window, and is fitted with a two-piece suite.

On the first floor, a spacious first bedroom is set to the front, with a fitted mirrored wardrobe, carpeted flooring and a TV point. Two further flexible bedrooms are set to the rear, both with carpeted flooring and central light fittings. The stylish family bathroom has a side aspect window and is fitted with a three-piece, including a mains shower over the bath, with tiled flooring and splash walls.

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Approximate Gross Internal Area: (807 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

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 for 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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