



Property Description

Spacious and well-presented, three bedroom, mid-terrace villa, with a driveway and private garden. Set on a quiet residential street, the property is located in the rural village of Bilton, by Roslin in Midlothian, to the south of Edinburgh.

Comprises: an entrance hall, living room, kitchen, rear hall, three double bedrooms, and a bathroom. Features include a fitted kitchen with appliances, modern bathroom suite, gas central heating, double glazing, and good integrated storage, including a loft. Externally, there is an enclosed rear garden with paved landscaping and a brick-built store shed, and to the front is a paved double driveway with further on-street parking.

The generous entrance hall has ample space for outerwear and gives access to the lounge, carpeted stairway, a built-in store cupboard. Set to the front, the living room is fitted with wood-effect flooring, a gas fireplace with a tasteful surround, plain coving and a central light fitting.

Set off the lounge, the kitchen has tiled flooring and a built-in store cupboard. Fitted units include stone-effect worktops, a sink with a drainer, a tiled surround, a washing machine, fridge, freezer, and an integrated oven and ceramic hob. Set off the kitchen is a generous rear hall with a door leading out to the garden and access to a further walk-in storeroom with a rear-facing window.

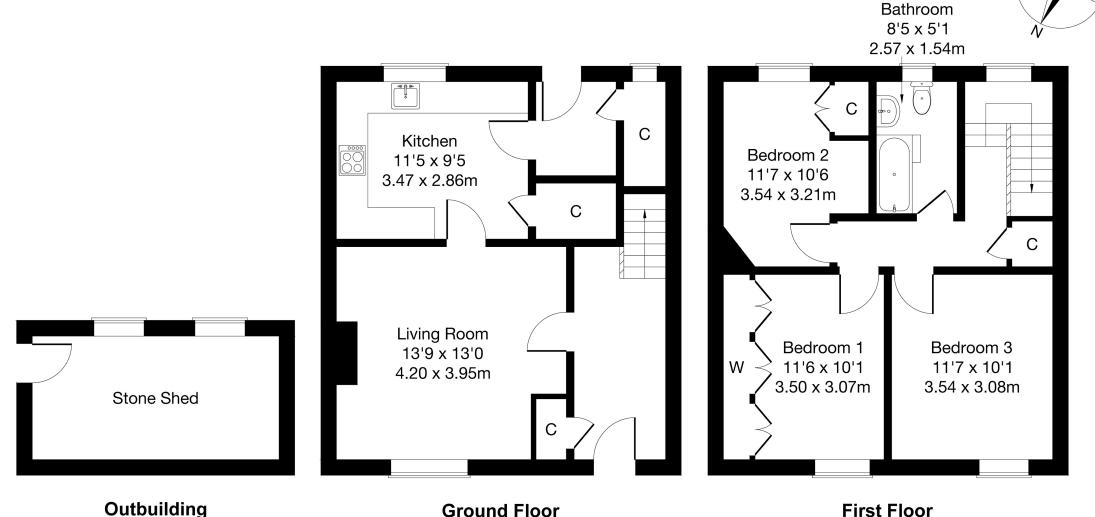
On the first floor, bedroom one is set to the front with carpeted flooring and a large built-in wardrobe across one wall. Bright bedroom two overlooks the garden and includes carpeted flooring and a built-in store, while bedroom three is front-facing with carpeted flooring and ample space for freestanding storage. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, and contemporary wall and ceiling paneling.

A Virtual 360 Tour is available online.



51 Castlelaw Crescent, Bilton, Roslin, EH25 9SR

Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



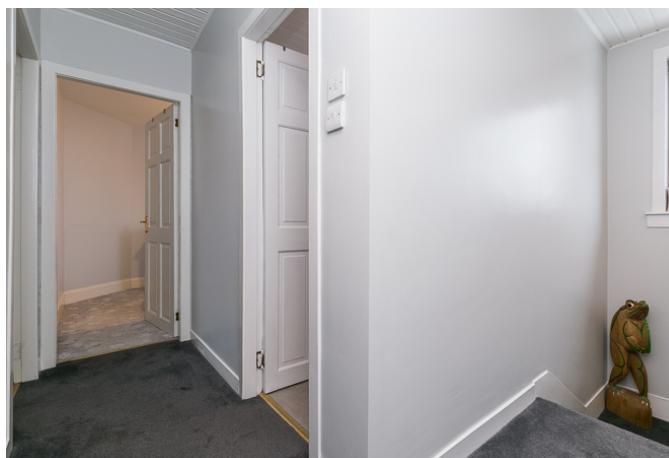
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bilton 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. Bilton 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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