



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

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

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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.

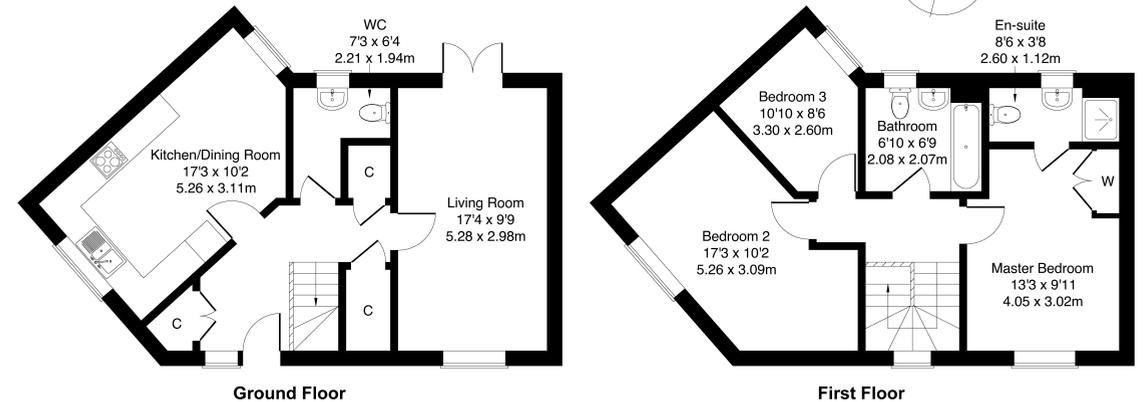
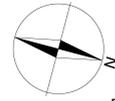
A welcoming entrance provides access to this wonderful home, leading through to the living room, which is finished with light, tasteful décor and contemporary flooring throughout, benefiting from a wall-mounted TV point and direct access to the private garden, making it an ideal space for entertaining 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.



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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

Roslin is a well-established and vibrant rural village perched above the River North Esk, which winds its way through the scenic Roslin Glen, and is renowned for the historic Rosslyn Chapel located just a short walk from the village centre. It boasts a variety of local shops and amenities, with more comprehensive services found in nearby Penicuik. Additionally, the large retail park at Straiton, one of Edinburgh's major shopping hubs, features a

Sainsbury's supermarket, Boots, an M&S food hall, and numerous popular high-street retailers, alongside one of only two IKEA stores in Scotland. Roslin serves as a highly convenient commuter base, benefiting from frequent bus links to Edinburgh and excellent road connections via the A701 to key routes including the city bypass, A1, and the wider motorway network.





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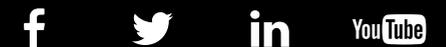
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