




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

Light & Beautifully Presented, Two-Bedroom, Semi-Detached Home with Gardens & Allocated Parking Space

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Property Description

Light and beautifully presented, two-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, living/dining room, kitchen, two flexible bedrooms, a family bathroom and a ground floor WC.

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

Externally, the property benefits from a small lawn and path to the front; whilst an enclosed rear garden includes a lawn, a paved patio and a wood-decked patio.

The modern development offers extensive unrestricted street and visitors' parking; whilst a residential car park is set adjacent to the terrace.

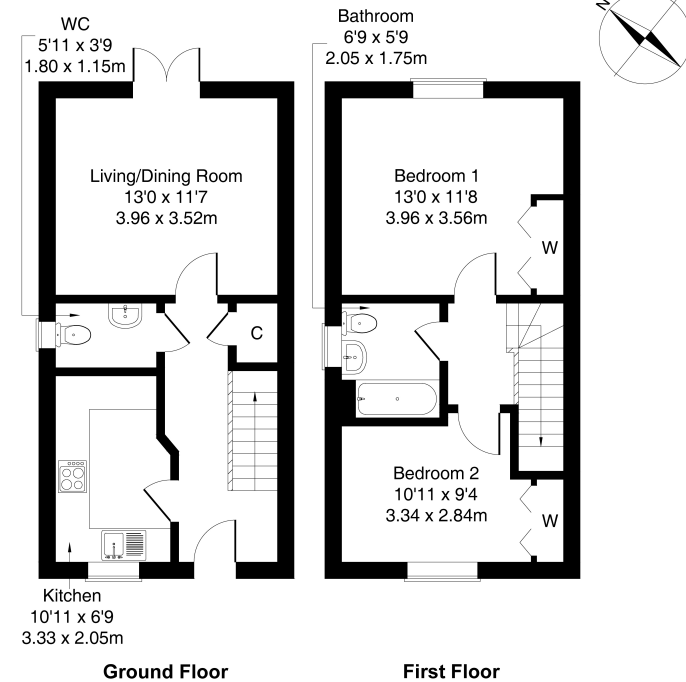
A welcoming entrance hall gives access throughout the ground floor and to the carpeted stairway and features a built-in store cupboard and quality engineered wood flooring which continues into the living room. Set across the rear of the floor plan, a spacious lounge features French patio doors leading to the garden, a TV point, and a central light fitting. Set to the front, a stylish kitchen includes modern units, stone-effect worktops with matching upstands, a sink with a drainer, and an integrated dishwasher, washing machine, fridge/freezer, oven and gas hob. A generous WC has a side aspect window and is fitted with a two-piece suite.

On the first floor, two well-finished double bedrooms are set to opposite aspects, and feature built-in wardrobes and carpeted flooring. Completing the accommodation, the stylish family bathroom has a side aspect window and is fitted with a three-piece including a mains shower over the bath, and tiled flooring and splash walls.



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Approximate Gross Internal Area: (710 sq ft - 66 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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