



28 Kilburn Wood Drive, Roslin, Midlothian, EH25 9AA

Immaculately Presented, Two-Bedroom, Ground Floor Flat with Private Garden

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Property Description

Immaculately presented two-bedroom ground-floor apartment with a private garden, luxury finishes, and ample on-street parking. Set within the prestigious Chapel Lawns development by Cala Homes in the highly regarded village of Roslin.

Finished to a high standard with a spacious layout, private garden, and an allocated parking bay.

Comprises an entrance hallway, living/dining room, kitchen, master bedroom with en-suite, second double bedroom, and family bathroom.

Highlights include luxury flooring and light, neutral decor throughout, as well as quality tiling and sanitaryware, and excellent built-in storage. Further features include Siemens integrated appliances, marble worktops, gas central heating, and double glazing.

A bright T-shaped hallway welcomes you with five built-in store cupboards, a cloak area, an alarm system, and space for freestanding furniture. The generous living/dining room features French doors opening to a private garden and patio, along with a handy built-in cupboard. A stylish front-facing kitchen includes white cabinetry, marble worktops, matching upstands, unit downlighting, and a full range of Siemens integrated appliances, including an induction hob, oven, fridge/freezer, washing machine, and dishwasher.

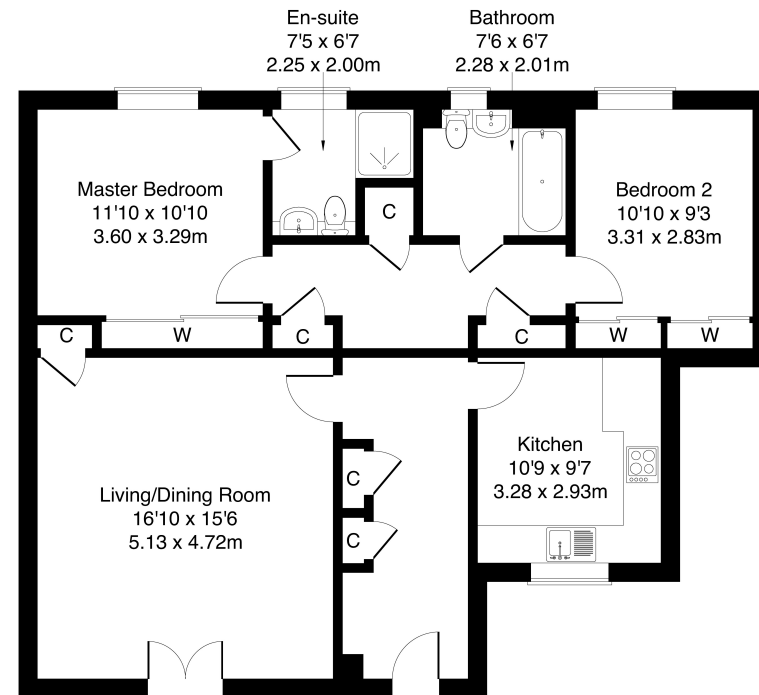
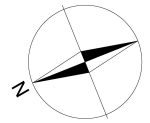
Two double bedrooms are set to the rear, both with fitted wardrobes; the master also benefits from a modern en-suite shower room. The family bathroom includes a concealed cistern, mounted basin, tall chrome radiator, shaver point, and a mains shower over the bath.

Externally, the property boasts a private corner garden, shared bike store, landscaped communal grounds, and ample visitor parking available.



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Approximate Gross Internal Area: (969 sq ft - 90 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 picturesque Midlothian village steeped in history, known for the iconic Rosslyn Chapel and surrounded by scenic woodland and river walks. The area offers a peaceful lifestyle with a strong sense of community, while still providing excellent transport links to Edinburgh city centre. Local amenities include cafés, convenience stores, and a

primary school, with more extensive shopping in nearby Straiton. Outdoor enthusiasts will love nearby Roslin Glen and the Pentland Hills. Regular bus services and proximity to the City Bypass make Roslin an ideal choice for commuters seeking tranquility without isolation.





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