

21 Kilburn Wood Drive, Roslin, EH25 9AA



Description

Exquisitely designed 4 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. This stunning home is a natural choice for a professional couple or growing family, and offers spacious and tastefully presented interior which comes with the added attraction of an integral garage and driveway.

Features

- Superb detached home set within exclusive development
- High spec interior
- Sleek and stylish kitchen/dining room which comes complete with integrated appliances
- Conservatory/family room with French doors
- Main bedroom with en-suite, and an additional three bedrooms, guest with en-suite
- Professionally landscaped, manicured enclosed garden to rear
- Air source heat pump central heating and double glazing
- Intruder alarm
- 30 kWh battery storage along with 8 kW solar panel array
- 2x EV charge points
- Integral garage and driveway for multiple vehicles
- Professionally installed Loft Storage

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher, fridge and freezer are included.

Factor

The development is factored by Trinity Factors for approx. £159 per annum according to the vendor. This includes maintenance of communal areas.

EPC Rating: A

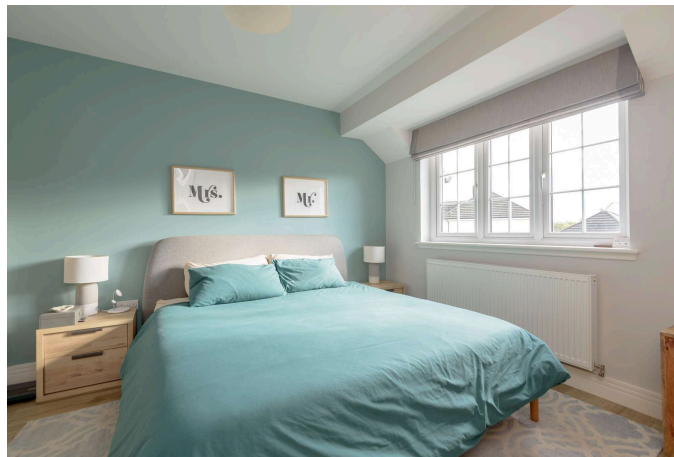


Location

The historical village of Roslin, situated around 8 miles from Edinburgh's city centre, is a popular location that perfectly blends a rural setting with access to necessary amenities and facilities in the village itself. Further facilities are available in nearby Penicuik while the nearby Straiton Retail Park offers a range of shops and services from many high street names, including a 24-hour Asda supermarket, Sainsbury's, and Marks & Spencer's Food Outlet. The City Centre can be easily reached via a good public transport service, with a bus stop within walking distance. For those who commute, the City of Edinburgh Bypass is a short drive away, connecting the A1 to the East and M8/M9 motorway networks to the West. The area also boasts several recreational facilities, such as Rosslyn Chapel, Rosslyn Castle, Roslin Glen Country Park, and the Pentland Hills, which offer excellent walking trails. The local primary school is within walking distance, making it a perfect location for families with young children.

Price and Viewing

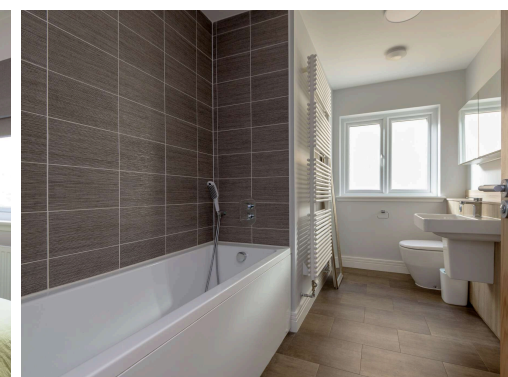
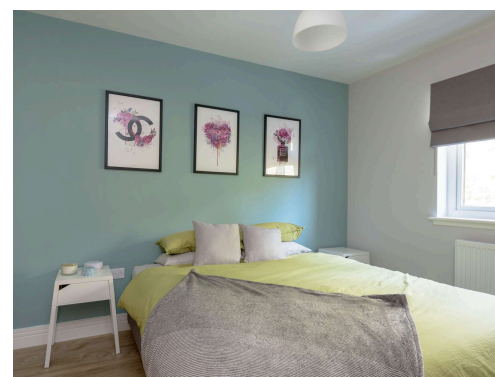
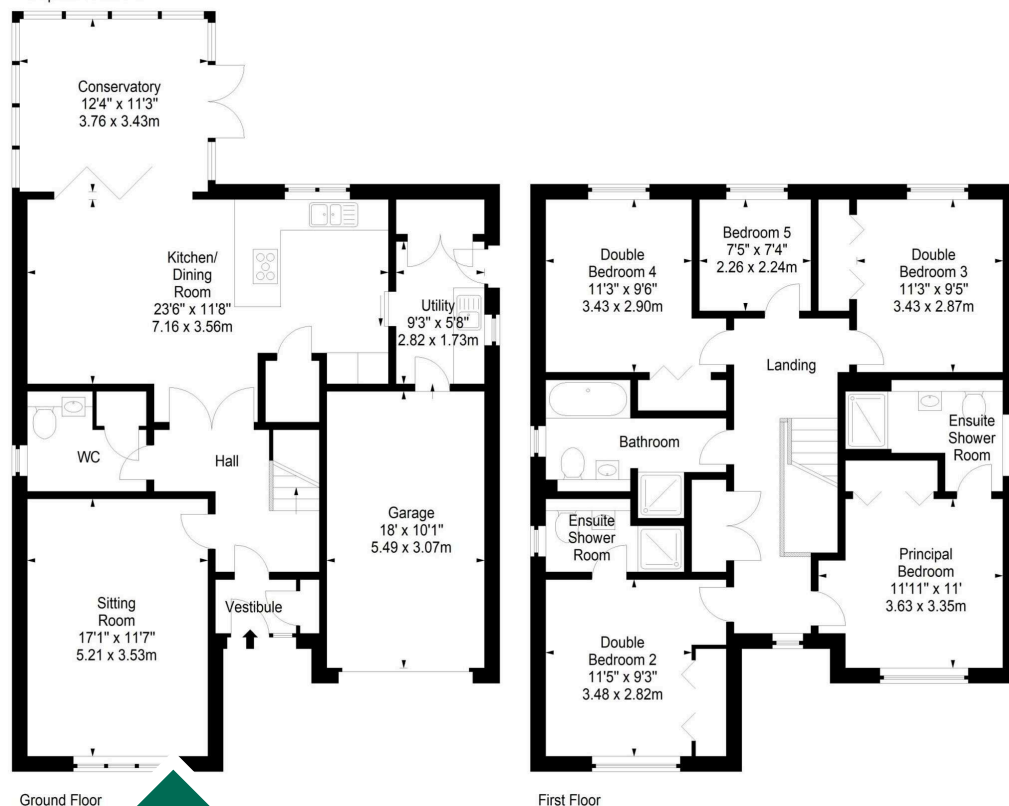
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Kilburn Wood Drive,
Roslin,
Midlothian, EH25 9AA



Approx. Gross Internal Area
2059 Sq Ft - 191.28 Sq M
(Including Garage)
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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