



Solicitors & Estate Agents










Fixed Price

£399,995

31 Corby Craig Avenue

Bilston | Midlothian | EH25 9TL

This beautifully presented detached house is situated in a quiet cul-de-sac within a modern yet well-established residential development, making it an excellent choice for families. The property benefits from a prime location, with a wealth of amenities available at nearby Straiton Retail Park and convenient access to the City Bypass, ensuring easy commuting and connectivity.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

Upon entering, you are welcomed by an inviting hallway that sets the tone for the rest of the home. This space provides access to a convenient WC, built-in storage, and a staircase leading to the upper floor. The front-aspect reception room is bright and spacious, featuring a focal fireplace that adds warmth and character. Double-glazed doors connect this room seamlessly to the rear-aspect formal dining room, creating a perfect flow for entertaining and family gatherings. The modern and stylish kitchen is a standout feature, boasting sleek white gloss-finished fitted wall and base units, integrated appliances, and contemporary subway-style tiling to the splash zones. A utility/larder cupboard offers additional storage, while French doors open directly onto the rear garden, allowing natural light to flood the space and providing easy access for outdoor dining and relaxation. Upstairs, the property offers four well-proportioned double bedrooms, one of which has been thoughtfully designed as a dressing room. Two of the bedrooms share a convenient Jack and Jill en-suite shower room, while the principal bedroom enjoys its own private en-suite and built-in wardrobes, ensuring a luxurious and functional retreat. The family bathroom is finished to a high standard, featuring a crisp white three-piece suite, modern floor and wall tiling, and a contemporary design.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the generous enclosed West facing rear garden enjoys a sunny aspect and is mostly laid to lawn, providing a fantastic outdoor space for children, pets, or entertaining. To the front, a private driveway offers off-street parking, complemented by an integral garage for additional convenience and storage. The property has excellent views of the Pentland Hills.

Viewing

Please contact Neilsons on 0131 625 2222.





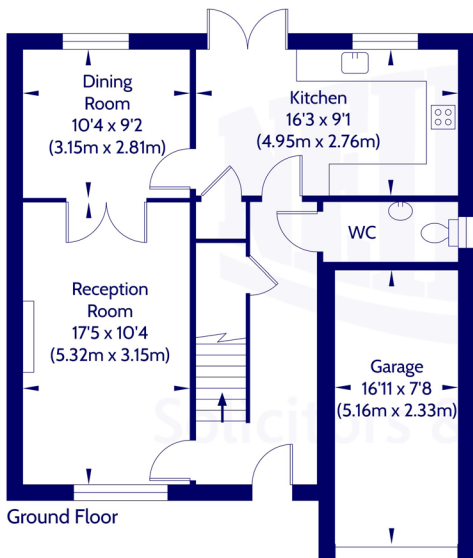
Location

Bilston is a small Midlothian village lying to the south of Edinburgh, approximately 8 miles from the city centre. Good public transport services operate to the city centre and surrounding areas including Penicuik and Loanhead. Local amenities are available at nearby Straiton Retail Park with a 24 hour Asda supermarket, Sainsbury's, Lidl & Marks & Spencers Foodhall, to name but a few. Recreational facilities in the vicinity include the nearby Pentland Hills offering many outdoor pursuits including the Midlothian Snow Sports Centre at Hillend, the infamous Rosslyn Chapel is close by together with Roslin Glen Country Park and the refurbished Loanhead Leisure centre with swimming pool is on hand. The City of Edinburgh Bypass is just a short drive from the property providing wider access to Scotland's main motorway network system. There is a local primary school in Bilston with further educational establishments within the surrounding villages.

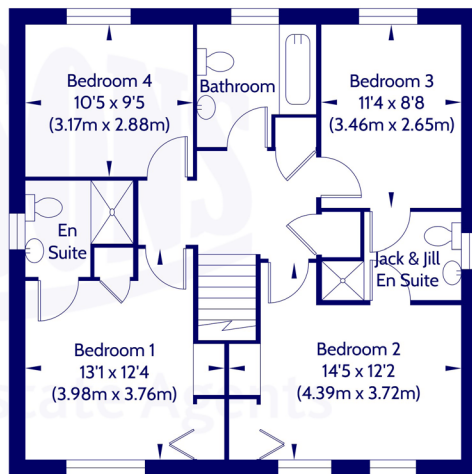




Approx. Gross Internal Floor Area 125.41 Sq M / 1349 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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