



29 Corby Craig Avenue
BILSTON | EH25 9TL


warners
solicitors & estate agents



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Warners are delighted to present this attractive three-bedroom semi-detached villa, quietly positioned within a popular modern development in the Midlothian town of Bilston. Offered to market in true walk in condition with bright and well-proportioned accommodation over two levels, the property is ideally suited to first-time buyers, couples and young families. The home is conveniently located close to a range of local amenities and schooling, while excellent transport links, including nearby access to the Edinburgh City Bypass, provide swift connections to Edinburgh city centre and beyond. The accommodation begins with a welcoming reception hallway with excellent storage and access to a convenient ground floor cloakroom/WC. The attractive living room enjoys a dual aspect, allowing natural light to flood the space, and features bespoke blinds and French doors opening directly onto the rear garden. The spacious dining kitchen is fitted with modern units, integrated appliances and stylish kickboard lighting, with ample room for a dining table. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while one of the further bedrooms also includes integrated storage. A contemporary family bathroom with a stylish three-piece suite completes the accommodation. Externally, there is a private garden area to the front and a fully enclosed rear garden laid mainly to lawn with a patio area, ideal for outdoor entertaining and al fresco dining. The property further benefits from gas central heating, double glazing, an allocated parking space and additional visitors' parking. Early viewing is highly recommended.

- Attractive three-bedroom semi-detached villa within a popular modern development
- Welcoming reception hallway with excellent storage
- Ground floor cloakroom/WC
- Bright dual-aspect living room with French doors to rear garden
- Modern dining kitchen with integrated appliances, kickboard lighting and space for dining table
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further good-sized bedrooms (one with integrated storage)
- Contemporary family bathroom with stylish three-piece suite
- Gas central heating and double glazing
- Private front garden and fully enclosed rear garden laid to lawn with patio
- Allocated parking space and additional visitors parking
- Gas central heating and double glazing

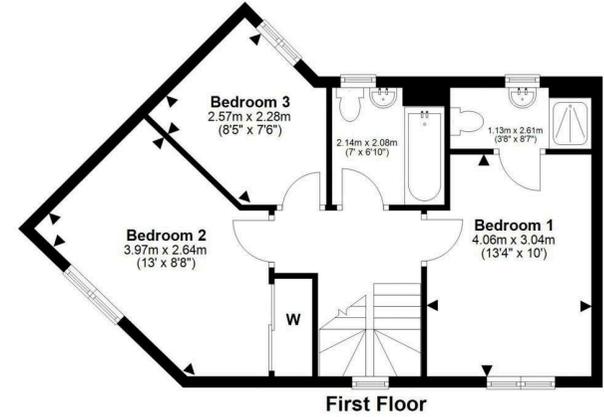
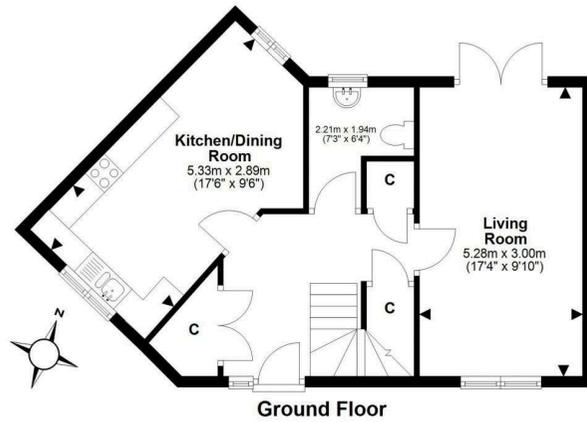
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with kitchen blinds, living room & stairway shutters, all curtains poles and TV unit. EPC: C. CT: E. Factoring: Hacking & Paterson. Approx. £45 P/Q.

Bilston is a small village in Midlothian located north of Penicuik. There is a small choice of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park, which includes a Marks and Spencer, Sainsbury and Ikea stores. Further shops, leisure and recreational facilities can be found at nearby Roslin and Penicuik. Schooling is well represented within the area from nursery to senior level. An efficient public transport network operates from the village to surrounding areas and the City Bypass and main motorway networks are also within easy reach. The vast green expanse of the Pentland Hills Regional park is only a short drive away, offering many outdoor activities such as pony trekking, hill walking and ski-ing at Hillend's slope, whilst Roslin Glen Country Park is also close at hand.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.