










Offers Over

£475,000

7 Kilburn Wood Gardens

Roslin | Midlothian | EH25 9AB

Stunning five bedroom detached villa with two en-suite bedrooms and an integrated garage quietly pocketed in a sought-after modern development in the historic village of Roslin. Close to excellent amenities and transport links, the property will undoubtedly make for an ideal family home.

-  5 beds
-  1 public
-  3 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - B
-  Council Tax Band - G



Description

Internally, the property is presented in true move-in condition while briefly comprising of:

Ground Floor; welcoming entrance vestibule with meter cupboard, hallway, bright and spacious lounge with an electric fireplace and front-facing aspect, stylish open-plan kitchen/diner with a range of integrated white goods, breakfast bar, paneling in splash areas, large shelved storage cupboard, and French doors leading to the garden, separate utility room with more useful storage provisions, and a two-piece W/C.

First Floor; landing with attic access and further integrated storage options, large principal double bedroom with integrated wardrobes with folding doors, first partially-tiled en-suite shower room with a double shower cubicle and heated towel rail, second generous double bedroom with more integrated wardrobes, second partially-tiled en-suite shower room, two more double bedrooms with integrated wardrobes and ample room for freestanding furniture, fifth single bedroom offering flexible use as a home office/study, and a partially-tiled family bathroom suite with separate bath and shower.

Further benefits include a security intruder alarm, Hive gas central heating, and double glazing throughout.

Factor fees are payable of approximately £150 per annum.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher and microwave, freestanding washing machine and freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Gorgeous private gardens can be found to both the front and the of the property. The rear garden has been landscaped to a superb standard with a sandstone patio area, path, and wooden deck. For the car owner, there is an integrated single garage and a double driveway for secure off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





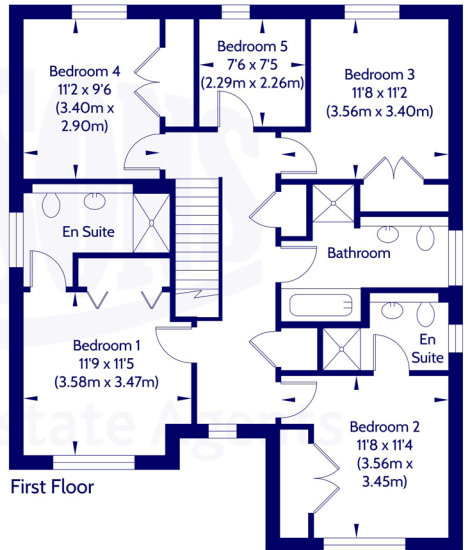
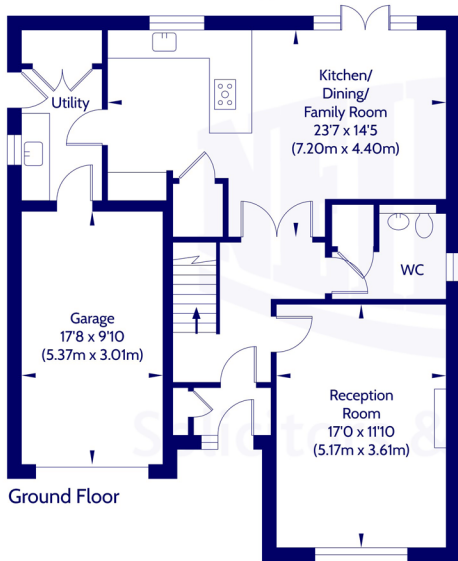
Location

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. 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, Roslin 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.





Approx. Gross Internal Floor Area 160.53 Sq M / 1728 Sq Ft.



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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