

Property Details

36 Gardyveen Court, Bilston,
Roslin, Midlothian, EH25 9AG

Offers Over **£240,000**



Property Photos

36 Gardyveen Court, Bilston, Roslin, Midlothian, EH25 9AG

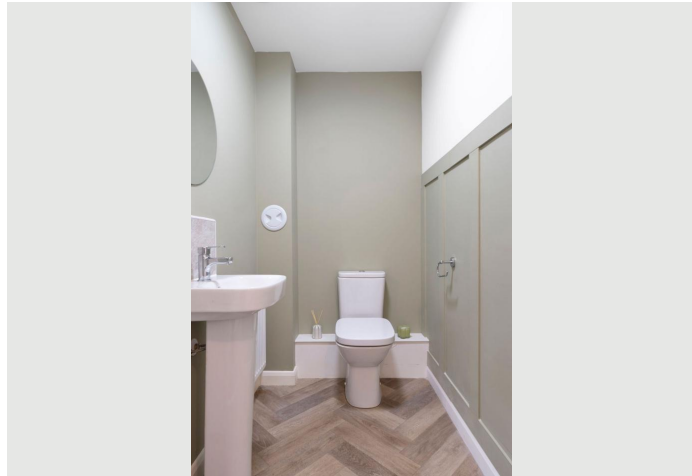
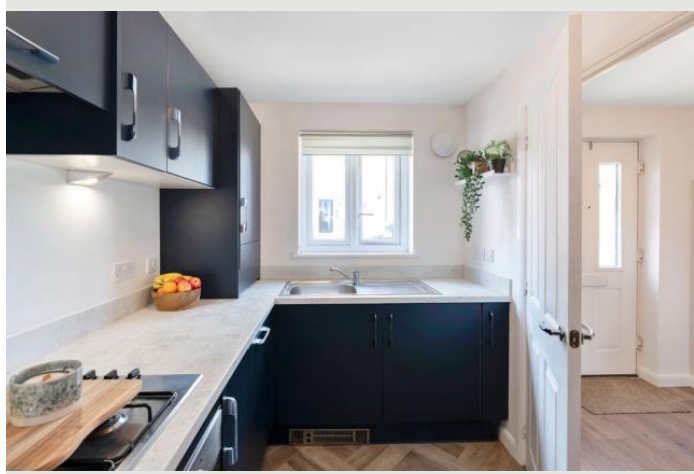


Creation Date

22/07/2026

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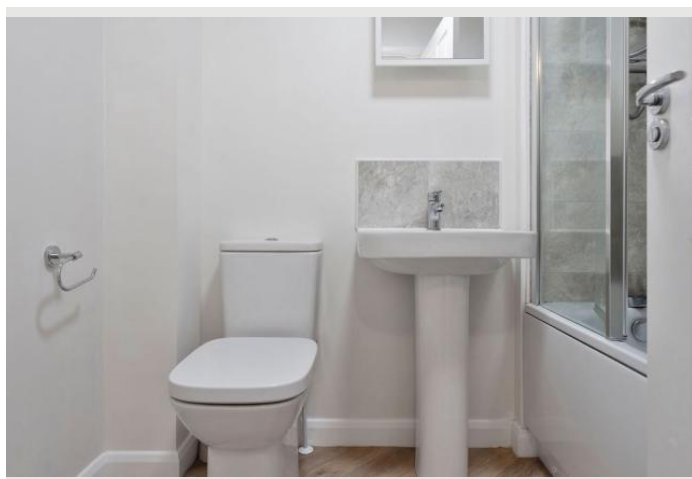


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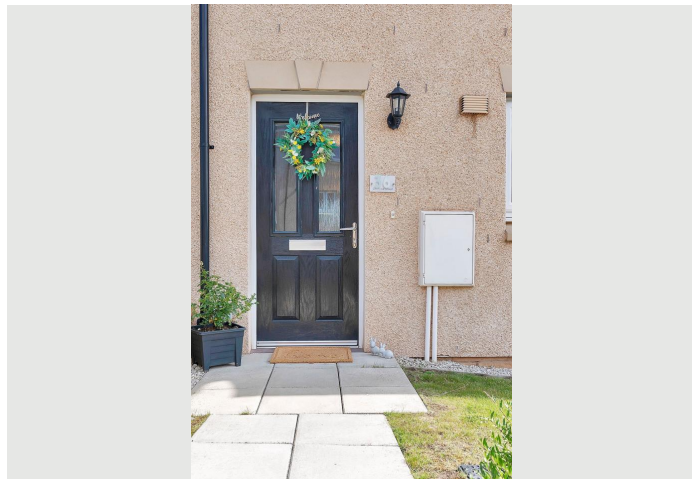
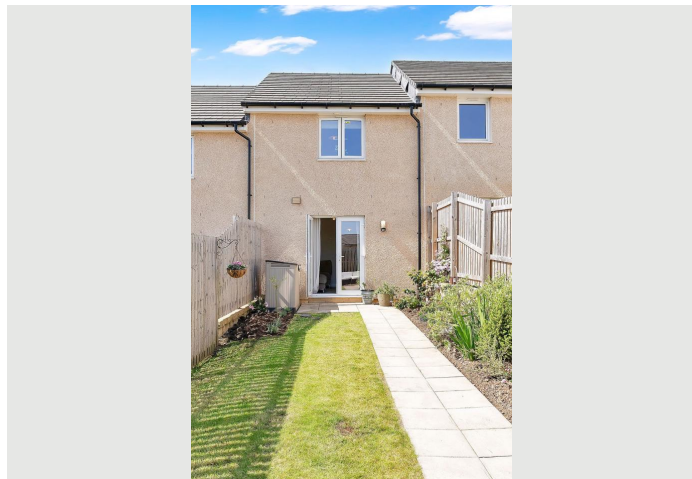


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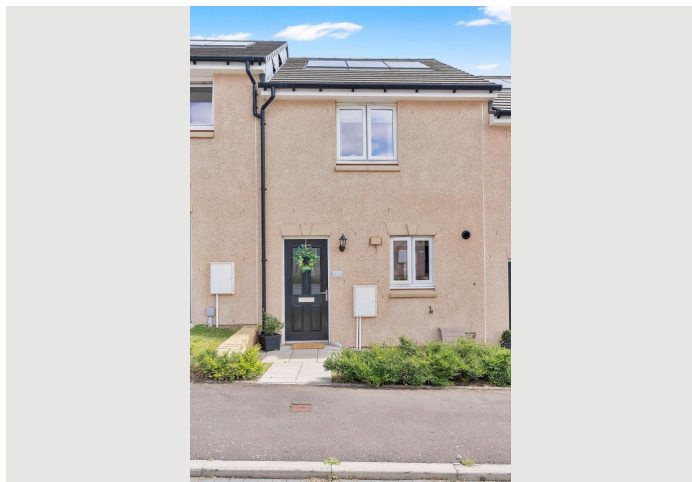


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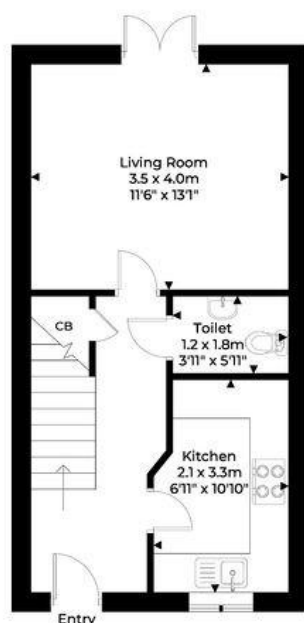
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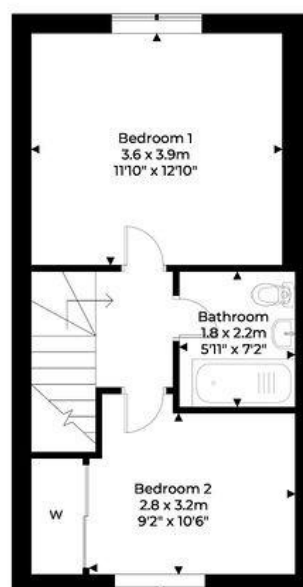
Property Floor Plans

36 Gardyveen Court, Bilston, Roslin, Midlothian, EH25 9AG

36 Gardyveen Court, Bilston EH25 9AG
Approximate Gross Area
66 sq m / 710 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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Property Info

36 Gardyveen Court, Bilston, Roslin, Midlothian, EH25 9AG

Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
710 Sq Ft
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£240,000
Land Size
-
Age of Property
-
Year Built
2022
New Home
No

Property Features

36 Gardyveen Court, Bilston, Roslin, Midlothian, EH25 9AG

Feature 1

Immaculately Maintained Twobedroom Terraced Home

Feature 2

Set Within A Quiet, Contemporary, And Familyfriendly Development In Bilston

Feature 3

Spacious Living/dining Room Enjoys Excellent Natural Light, Enhanced By French Doors Opening Directly Onto The Private Garden

Feature 4

Modern Kitchen Is Fitted With Contemporary Units And Stoneeffect Worktops

Feature 5

Two Double Bedrooms

Feature 6

Stylish Family Bathroom

Feature 7

Private Gardens To The Front And Rear

Feature 8

Gas Central Heating, Double Glazing, Loft Storage, And Unrestricted Onstreet Parking

Property Description

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Watermans are delighted to present this beautifully bright and immaculately maintained twobedroom terraced home, offering modern, moveinready accommodation with private gardens to the front and rear. Set within a quiet, contemporary, and familyfriendly development in

Bilston, near Roslin, the property provides an ideal opportunity for firsttime buyers, young families, and downsizers seeking a stylish home just south of Edinburgh.

The ground floor is arranged around a welcoming entrance hall, which offers access to a convenient WC, a useful storage cupboard and stairs to the upper level. To the rear, the spacious living/dining room enjoys excellent natural light, enhanced by French doors opening directly onto the private garden. The neutral dcor and woodeffect flooring create a warm and versatile setting for everyday living and entertaining. Positioned to the front, the modern kitchen is fitted with contemporary units and stoneeffect worktops, and comes fully equipped with an integrated oven, gas hob, fridge/freezer, washing machine and dishwasher.

Upstairs, the generous main bedroom provides ample space for freestanding furnishings and is finished with soft carpeting and tasteful dcor. A second wellproportioned double bedroom sits opposite, also presented in light tones and benefiting from a builtin wardrobe. The stylish family bathroom completes the accommodation, featuring a modern threepiece suite with a shower over the bath and attractive tiling.

Externally, the home enjoys a neat lawned garden to the front and a wellpresented rear garden with a lawn and paved patio perfect for outdoor dining and relaxation.

Additional features include gas central heating, double glazing, loft storage, and unrestricted onstreet parking.