










Offers Over
£600,000

25 Kilburn Wood Drive

Roslin | Midlothian | EH25 9AA

This immaculately presented executive detached family home is offered to the market in true turn-key condition, set on a generous plot with a monoblock driveway, double integral garage, and a delightful fully enclosed sunny rear garden enjoying a peaceful woodland backdrop.

Forming part of an exclusive modern development by Cala Homes (circa 2018) in the desirable and historic village of Roslin, the property is quietly positioned within a pleasant cul-de-sac and offers convenient access to excellent commuting links and a wide range of local amenities, including Straiton Retail Park.

-  5 Bedrooms
-  2 Public rooms
-  3 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – B
-  Council Tax Band – G



Description

Offering an exceptional sense of space and an abundance of natural light throughout, this impressive family home has been thoughtfully designed and finished to an exacting standard, allowing the next owner to move in and enjoy immediately. Extending to approximately 196 sq m, the property will undoubtedly appeal to professionals and growing families alike. The accommodation begins with a welcoming entrance vestibule complete with useful built-in storage, leading into a bright and inviting reception hallway. From here, a carpeted staircase rises to the upper level, while elegant French doors open into the formal lounge – a beautifully proportioned reception room centred around a contemporary fireplace with living flame fire, creating a warm and stylish focal point. Undoubtedly the heart of this outstanding home is the spectacular open-plan kitchen, dining and family space, designed for modern living and entertaining. This expansive area features bi-folding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The fully integrated kitchen combines both style and practicality, offering an excellent range of wall and base units with complementary worktops and a central breakfast bar. High-quality integrated appliances include an AEG induction hob with extractor hood, separate double oven, integrated dishwasher and fridge freezer. Located just off the kitchen is a practical utility room, with a side-facing window and door providing additional access to the garden. A large storage cupboard further enhances the excellent storage provisions on offer. Completing the ground floor accommodation is a beautifully presented WC, finished with extensive wall tiling.

On the upper level, the property offers five well-proportioned bedrooms, four of which benefit from fitted wardrobes. The impressive principal bedroom is positioned to the front and features a stylish en-suite shower room with double sink units and a fully tiled shower enclosure incorporating a luxurious rainfall shower. Bedroom two also benefits from its own modern en-suite shower room, while bedroom five offers a versatile space ideal for use as a home office, nursery or dressing room. The accommodation is completed by a contemporary family bathroom, fitted with a four-piece suite comprising WC, wash hand basin, bath and separate shower enclosure with mains shower. Further benefits include gas central heating and double glazing throughout.



Extras

All the fitted floor coverings and light fittings will be included in the sale together with the AEG Induction hob, hood, double oven and integrated fridge freezer and dishwasher. It should be noted that the fixed shelving within the garage will also remain.

Gardens, driveway & double garage

The property occupies a generous plot and enjoys a delightful woodland backdrop, creating a wonderful sense of privacy within a peaceful and picturesque setting. To the front, the garden is mainly laid to lawn and complemented by a monoblock driveway providing ample off-street parking and leading to the double integral garage, which benefits from power and lighting. The fully enclosed rear garden is both spacious and beautifully arranged, featuring a large paved patio and an additional decked seating area, ideal for outdoor dining and entertaining. A generous expanse of lawn is bordered by an attractive selection of mature plants and shrubs, all framed by the lovely leafy surroundings. This wonderful outdoor space offers an ideal environment for relaxing, entertaining, and family life, with the attractive woodland setting providing a truly tranquil backdrop.

Factors

Trinity Factors are the Factoring Agents for the development to which a fee of approx. £? is payable per ? for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Roslin is a picturesque village located in the Midlothian region, just seven miles south of Edinburgh City Centre. The village is surrounded by stunning countryside, including the Pentland Hills and the River North Esk, making it a popular destination for walkers, hikers, and outdoor enthusiasts. One of the most notable features of Roslin is the historic Rosslyn Chapel, which dates back to the 15th century and is famous for its intricate stonework and mysterious legends. The chapel has been featured in many books and films, including Dan Brown's bestseller, *The Da Vinci Code*. In addition to the chapel, Roslin is home to a range of local amenities, including a post office, library, community centre, and several shops and cafes. There is also a primary school located in the village, making it a great place for families with young children. For those who enjoy outdoor activities, there are plenty of opportunities for hiking, cycling, and fishing in the surrounding countryside. Overall, Roslin is a charming village with a rich history and plenty of natural beauty to explore. It's the perfect place for those who want to enjoy the tranquility of village life whilst still having easy access to the amenities and attractions of Edinburgh.





Approx. Gross Internal Floor Area 202 Sq M / 2168 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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