



22 Kilburn Wood Gardens
ROSLIN | MIDLOTHIAN | EH25 9AB


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Nestled in the charming Midlothian village of Roslin, this spacious five-bedroom house exudes contemporary elegance and offers a luxurious living experience. The lower level of the house is designed for both comfort and entertainment.

The home boasts a spacious, dual-aspect living room flooded with natural light. French doors open to the expansive rear garden, seamlessly connecting the indoor and outdoor living spaces. The living room provides an inviting atmosphere, perfect for relaxing evenings or entertaining guests.

The modern kitchen/dining room is a focal point of the lower level, featuring well-appointed white units that add a touch of sophistication. This open space is not only a culinary haven but also a family hub, with French doors leading to the rear garden, creating a seamless flow between the interior and exterior spaces. An additional family room is located off the kitchen, offering a peaceful space to relax.

The kitchen is complimented by a practical utility room, conveniently connected to the side of the property and the double garage. This thoughtful design enhances functionality, making daily tasks more efficient. The lower level is completed by a handy WC, providing additional convenience for residents and guests alike.

Ascending to the upper level, the house boasts five generously sized double bedrooms. The master bedroom is a standout feature, offering an exceptionally spacious retreat. This luxurious space includes a large wardrobe for ample storage and an en-suite shower room, adding a touch of opulence to daily routines.

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Bedroom two also benefits from its own en-suite shower room, providing a private sanctuary within the home. The remaining bedrooms are served by a contemporary family bathroom, equipped with a shower over the bath for added versatility. All bedrooms feature integrated wardrobes, ensuring ample storage space while maintaining a streamlined and stylish aesthetic throughout the house.

With its modern amenities, spacious living areas, and attention to detail, this impressive five bedroom house in the popular Midlothian village of Roslin offers a perfect blend of comfort and sophistication for discerning homeowners.

The allure of this expansive residence extends beyond its interiors to the impressive rear garden and multi-car driveway. The rear garden, accessible through French doors from both the living room and the kitchen/family room, presents a picturesque outdoor oasis. The meticulously landscaped space offers a harmonious blend of manicured lawns, vibrant flower beds, and perhaps even a patio or deck for al fresco dining and relaxation. This outdoor haven provides an idyllic setting for family gatherings, entertaining friends, or simply unwinding in the tranquillity of nature. The property is further enhanced by a multi-car driveway, providing ample parking space for residents and guests alike. The driveway not only adds practicality to daily life but also contributes to the overall grandeur of the residence, creating a welcoming and convenient entrance to this remarkable home in the heart of the popular Midlothian village of Roslin.

In brief, the property comprises -

- Welcoming hall with storage and handy WC.
- Dual aspect living room with French doors to the rear garden.
- Stunning kitchen/dining room with well appointed units and utility area.
- Well decorated and bright family room.
- Five double bedrooms, with the master bedroom being particularly spacious and boasting an eye catching en-suite shower room.
- Additional en-suite shower room off the second bedroom and family bathroom with shower over bath.
- Gas central heating and double glazing.
- Large, well manicured garden.
- Double garage and driveway.

All kitchen appliances will be included in the sale of the property. Everything else is available by separate negotiation.

Energy rating B. Council Tax band G.

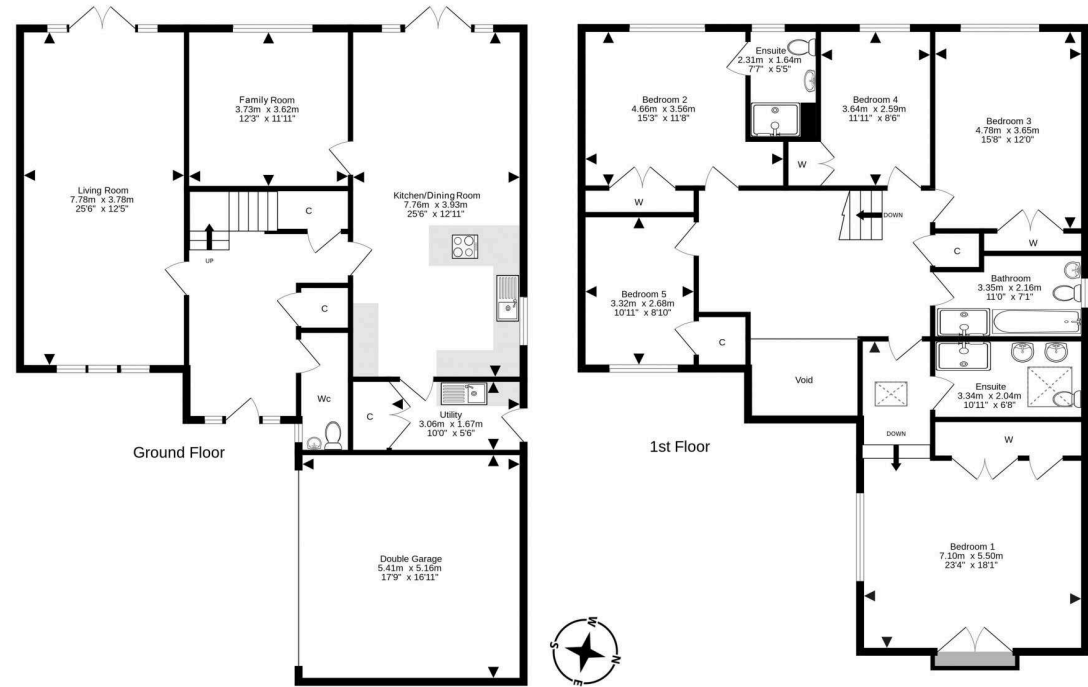
Factor fees approximately £130 per annum..



The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.







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