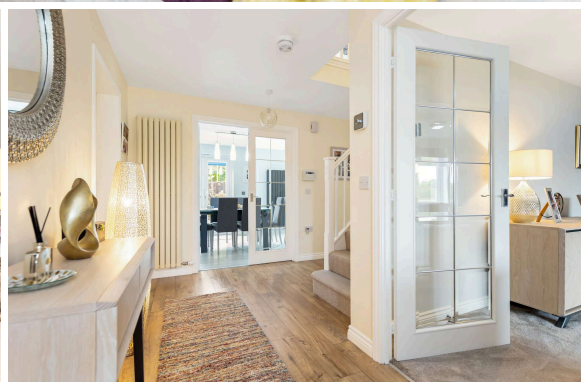




4 Corby Craig Crescent,
BILSTON | EDINBURGH | EH25 9TF


warners
solicitors & estate agents



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Warners are delighted to present this immaculately presented four-bedroom detached villa with integral garage and private driveway, peacefully set within a modern development in the popular village of Bilston, enjoying lovely views towards the Pentland Hills. Upgraded by the current owners, the property offers stylish, spacious accommodation in true walk-in condition, ideal for modern family living.

The accommodation comprises a welcoming hallway with storage and WC, a bright living room, and a superb open-plan kitchen/dining/family room with contemporary units, integrated appliances and patio doors opening onto the rear garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern four-piece family bathroom.

Externally, the property benefits from a low-maintenance rear garden with Indian sandstone patio, landscaped gardens and woodland backdrop, together with Hive-controlled gas central heating, double glazing, a partially floored attic, garden shed, integral garage and driveway. Conveniently located close to Straiton and Roslin, Bilston offers excellent commuter links, local amenities and scenic countryside walks nearby.

Early viewing is recommended!

- Immaculately presented four-bedroom detached villa in Bilston
- Welcoming reception hallway with ground floor WC and storage cupboard
- Bright and spacious living room
- Impressive open-plan kitchen/dining/family room
- Principal bedroom with integrated storage and en-suite shower room
- Three further well-proportioned bedrooms
- Modern family bathroom with stylish four-piece suite
- Private front and rear landscaped gardens
- Mono-bloc private driveway leading to single integral garage
- Hive-controlled gas central heating & double glazing
- Partially floored attic with Ramsey ladder access

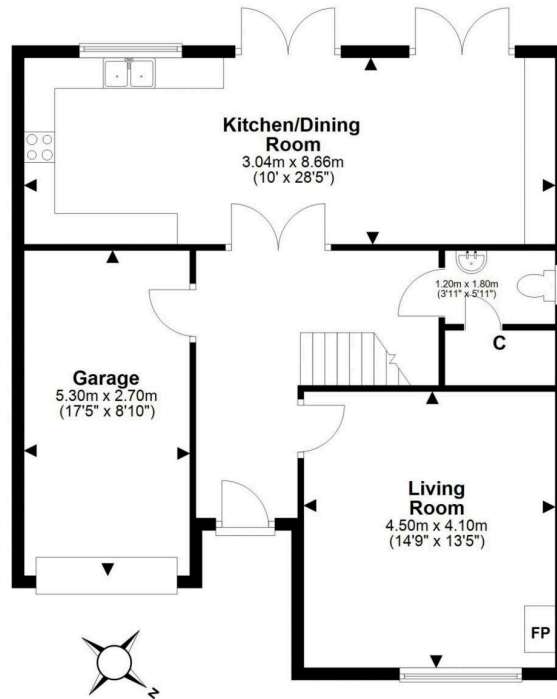
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



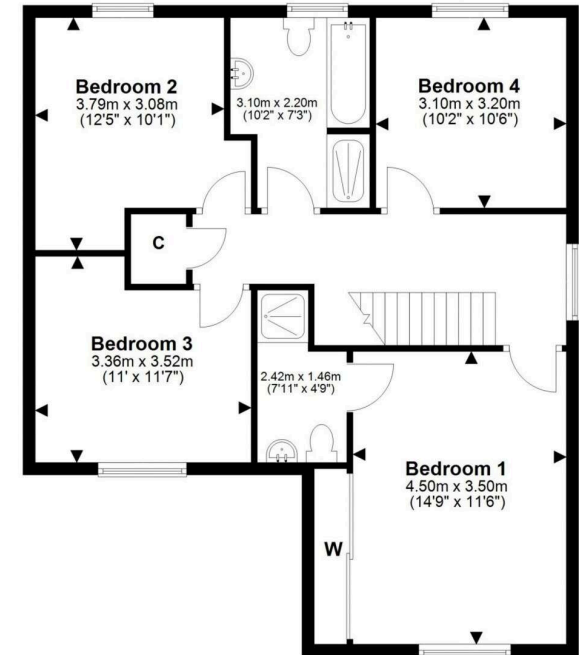
Council Tax: F , Energy Rating: B
Factor: Payable to Hacking & Paterson Edinburgh, approx. £40 per quarter
Extras: Fixtures and fittings, oven, hob, washing machine, dishwasher, drier in garage, stand-alone fridge freezer, garden shed and all blinds and curtains

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 skiing at Hillend's slope, whilst Roslin Glen Country Park is also close at hand.





Ground Floor



First Floor

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.