










Fixed Price

**£480,000**

## 29 Kilburn Wood Drive

Roslin | Edinburgh | EH25 9AA

An immaculately presented detached villa, forming part of a popular Cala development and enjoying a charming setting surrounded by picturesque countryside, in the historic village of Roslin.

-  4 bedrooms
-  2 public room
-  3 bathrooms
-  Driveway and single garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band - G



## Description

The house has been meticulously maintained by the existing owners and has been subject to some excellent quality-of-life enhancements, including light wells in the upper hall, smart heating and lighting, an EV charger and a Quooker tap in the kitchen.

Offering highly flexible accommodation ideally suited to the growing family, the ground floor comprises an entrance vestibule with convenient downstairs WC off, welcoming hallway with built-in storage cupboard and stair to the upper level, comfortable southeast facing reception room with carpeted floor and tasteful contemporary décor. To the rear of the house, you have a generously sized family dining kitchen with garden access and ample space for a dining table and additional furniture. The kitchen area itself has been fitted with an excellent variety of stylish modern units, complete with coordinated worktops, a variety of high-quality integrated appliances. Off the kitchen there is a useful utility room with sink, together with a built-in cupboard and access to the single garage.



On the upper level a galleried hallway houses a ceiling hatch which leads to the loft space. There is a generously sized principal bedroom with fitted wardrobes and en-suite shower room, three further spacious double bedrooms all with storage and one with en-suite, and a main family bathroom with high quality flooring, tiling to the bath area, WC, wall mounted basin and separate shower enclosure.

## Extras

All blinds, light fittings, TV brackets, and integrated appliances will be included.

## Gardens and Parking

To the front of the house a small private garden sits opposite a monobloc drive and single garage to provide excellent off-street parking/overspill storage. To the rear of the property is a generous lawned garden, bordered by a timber fence and backing on to charming mature trees. A paved seating space provides a peaceful spot to dine and relax during the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





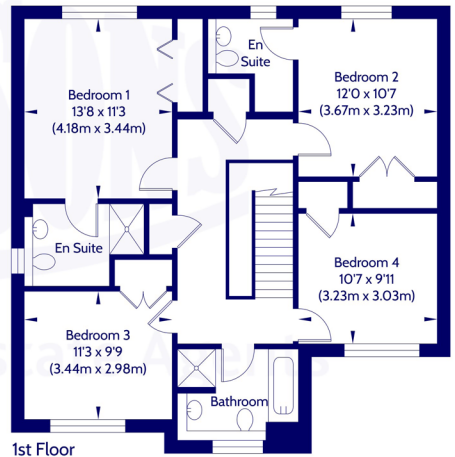
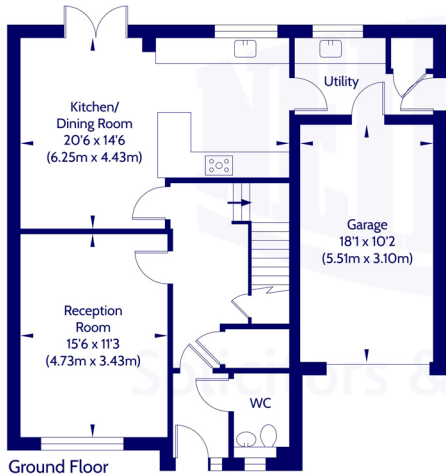
## Location

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 152 Sq M / 1637 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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- [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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