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Offers Over

**£399,995**

# 70 Corby Craig Avenue

Bilston | Midlothian | EH25 9TL

This impressive, extended detached villa with delightful private gardens, driveway and garage is quietly positioned within an established modern development on the outskirts of Edinburgh, close to excellent amenities including the nearby Straiton Retail Park with superb transport links on hand offering an excellent location for the commuters.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & single garage
-  EPC Rating – C
-  Council Tax Band - F



## Description

Offered to the market in move-in condition, the stylish, well presented home enjoys an abundance of natural light throughout, undoubtedly appealing to the professionals or growing families alike and merits internal viewing to be fully appreciated. Enjoying a quiet cul-de-sac setting with open outlook to front and delightful views to the Pentlands from the rear, the property comprises; entrance hallway with useful understair storage. There is lovely and spacious front-facing reception room, stunning 28' kitchen/dining/family room with French doors leading to the west-facing sunny rear garden. The fully integrated kitchen offers ample wall and base units and worksurfaces with cleverly designed breakfast bar. From the dining area, further doors providing access to the conservatory which offers a lovely setting overlooking the garden with the Pentland Hills as a backdrop. Completing the downstairs accommodation is the two piece WC apartment with large cupboard housing the tumble drier. A carpeted staircase leads to the upper floor which provides access to all four good sized double bedrooms, three with built-in wardrobes with the principal bedroom benefiting from an ensuite shower room with mains shower. Lastly, the four-piece family bathroom comprises of a white suite including a separate shower enclosure with mains shower. In addition, there is a part floored attic with light, accessed via Ramsay ladders and further benefits include gas central heating with HIVE system, double glazing and a security alarm.



## Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the Induction hob, separate double oven, integrated appliances (fridge freezer, dishwasher and washing machine) together with the free-standing tumble drier.

## Externally

There is an area of lawn to the front bordered by low level hedging with a monoblocked driveway providing off-street parking for two cars and leads to the single garage with power and light. Gated access leads to the side garden, where the garden shed is located with the large fully enclosed rear garden a delightful setting, enjoying a high degree of privacy and enjoying lovely views towards the Pentland Hills. Laid out with a large paved patio with an expanse of lawn beyond with attractive borders.

## Factors

Hacking & Patterson are the Factoring Agents for the development, to which a fee of approx. £48 per quarter is payable for the upkeep of the communal garden grounds and kids playpark.

## Viewing

By appointment with Neilsons on 0131 625 2222.





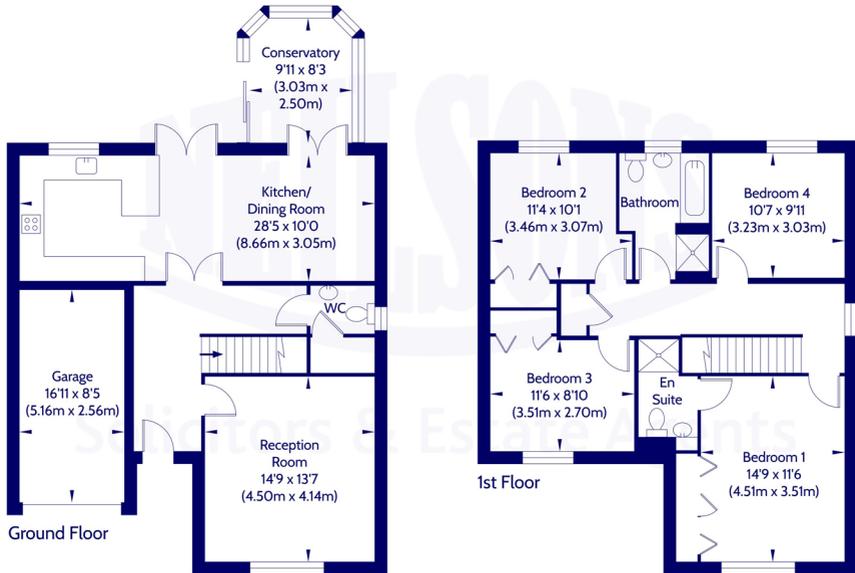
## Location

Bilston is a small Midlothian village lying to the south of Edinburgh, approximately 8 miles from the city centre. Good public transport services operate to the city centre and surrounding areas including Penicuik and Loanhead. Local amenities are available at nearby Straiton Retail Park with a 24 hour Asda supermarket, Sainsbury's, Lidl & Marks & Spencers Foodhall, to name but a few. Recreational facilities in the vicinity include the nearby Pentland Hills offering many outdoor pursuits including the Midlothian Snow Sports Centre at Hillend, the infamous Rosslyn Chapel is close by together with Roslin Glen Country Park and the refurbished Loanhead Leisure centre with swimming pool is on hand. The City of Edinburgh Bypass is just a short drive from the property providing wider access to Scotland's main motorway network system. There is a local primary school in Bilston with further educational establishments within the surrounding villages.





Approx. Gross Internal Floor Area 144 Sq M / 1554 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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