



**53 Corby Craig Avenue**  
**Bilston, Midlothian EH25 9TL**

CALL US ON 0131 447 4747

# 53 Corby Craig Avenue Bilston, Midlothian EH25 9TL

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall with storage.
- Well-presented living room.
- Attractive dining kitchen with appliances.
- French doors to garden at rear.
- Cloakroom/WC.
- Upper landing with storage.
- Three good sized bedrooms on first level.
- Family bathroom.
- Second level with landing.
- Master bedroom with en-suite shower room.
- Dressing room with fitted storage.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Beautifully maintained south facing rear garden with decking area.
- Allocated parking space.



## GENERAL DESCRIPTION

An immaculately presented terraced townhouse situated within a sought after modern development in the popular town of Bilston in Midlothian. The property is an ideal commuter base with its close proximity to the Edinburgh City Bypass leading to the main motorway networks. It would make an ideal family home in a great location with the property situated close to a wide range of local amenities.

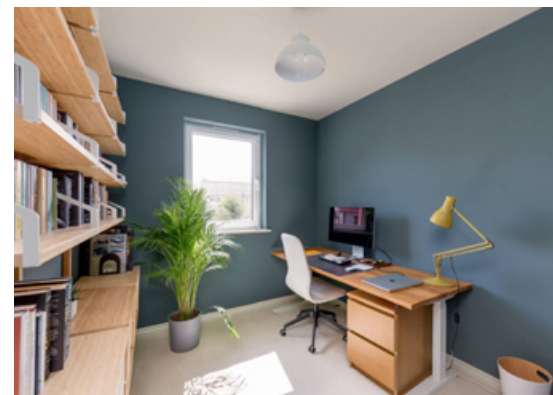
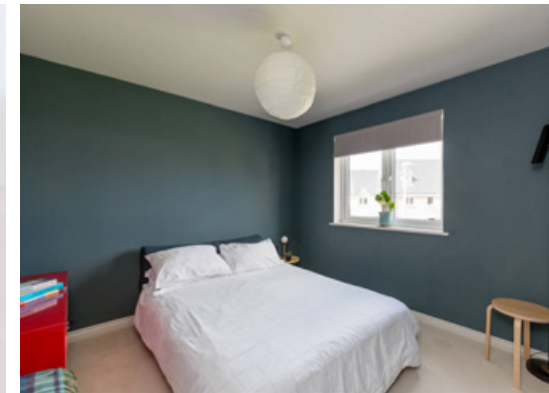
## LOCATION

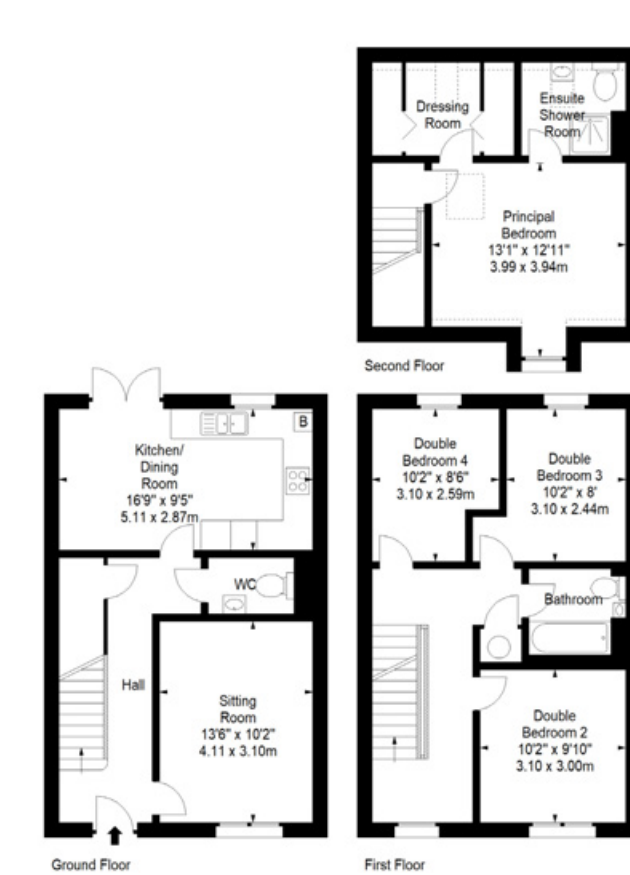
Situated within sight of the Pentland Hills, Bilston is a small village on the A701 just beyond Straiton and minutes from the historic village of Roslin. Whilst Edinburgh city centre lies just seven miles to the north, the surrounding area offers a wealth of shopping and leisure facilities, as well as access to excellent road links. The Straiton Retail Outlet is within minutes and plays host to many High Street names such as Next, Boots and Marks & Spencer to name but a few. There is also an Ikea, Costco, a 24-hour Asda and a couple of popular eateries all comfortably within walking distance. There is a children's play park on the estate and the wonderful open spaces of the Pentland Hills Regional Park offer endless opportunities for the out-of-doors enthusiast. Winter Sports Centre at Hillend and a number of local access points to the city's cycle path network. The city by-pass is within a short drive and gives to the west and east sides of the city, the A1, the central motorway network and Edinburgh International Airport. Schooling in the area is well represented from nursery right through to senior level including Bilston Primary School and Beeslack High School.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 6.3 MILES TO EDINBURGH WAVERLEY STATION.  
**AIRPORT:** APPROXIMATELY 11.8 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 300 METRES.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. THE SHELVING WITHIN THE KITCHEN, UNDERSTAIRS STORAGE CUPBOARD, DRESSING ROOM, THE BATHROOM CABINETS AND GARDEN SHED WILL ALL BE INCLUDED IN THE FOR-SALE PRICE. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION.





Corby Craig Avenue,  
Edinburgh, EH25 9TL



Approx. Gross Internal Area  
1256 Sq Ft - 116.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.